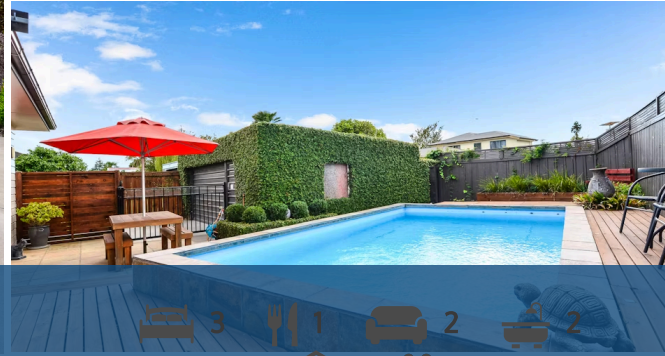




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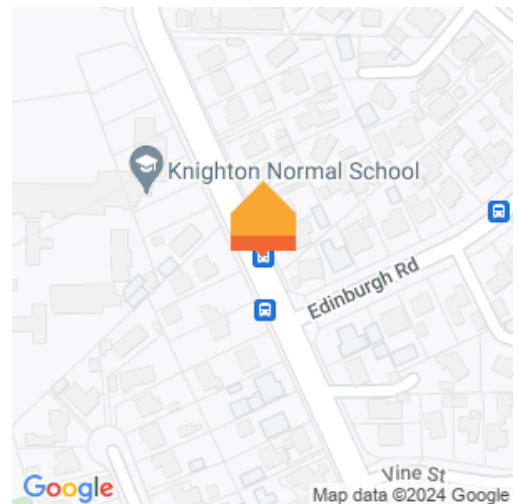


38 Knighton Road, Hillcrest

Striking the balance between the ultimate family lifestyle and executive panache is rare but it's found throughout here at 38 Knighton Road. The contemporary looking two storeyed home has a modern and striking look and within this property's grounds is family functionality galore. The downstairs kitchen is the hub of the home and dual living areas are offered on either side. The downstairs living room spills out the back where it is an entertainer's dream. A picturesque pool and nearby spa with surrounding decking will make the new owners feel like they are holidaying at home over the summer months. Upstairs is for the parents and comes complete with a large walk-in-wardrobe and ensuite. A heat pump in the room controls the elevation heat in summer and adds that extra touch of executive luxury. Attached to the bedroom upstairs is an office with views across town and big enough for two people to work in. If school zoning and accessibility are important to you, then this home is not one to be missed. Right across the road from Knighton Primary School, zoned for Hillcrest High school and a couple of minutes drive to Hamilton Boys' High School means the family will have plenty of options. This home is on the market with a clear intent to sell so get in touch with Fraser today. Download the property files here: <https://www.propertyfiles.co.nz/property/724790003>

3 bedrooms, 1 bathroom, 2 cars, 2 living areas, 1 garage

Land area	607 m ²
Floor size	201 m ²
Rateable value	1,025,000
Rates	\$3,853.97



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