Lugtons

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44B Ohaupo Road, Melville

Steeped in local history, this little cutie, built circa the 1920s, began life as an early dairy on the outskirts of town. The passing of time has seen the site become superbly central and the Rimu building morph into a fine character home full of traditional charm and modern convenience. Delivering kerb appeal, it sits behind a white picket fence in a landscaped environment that beautifully reflects its heritage. Extended some years back and recently renovated from top-to-toe, the dwelling boasts a brand new Colorsteel roof, double auto garaging and a host of internal updates and improvements. Living is open plan with a reception area at the front and a carpeted lounge at the rear. In the heart is a new period style kitchen and the original fireplace, which serves as a centrepiece. Living opens to a sheltered outdoor entertaining area set in the private, secure gardens. Decor, including blinds, has been tastefully refreshed. Flooring is a mix of recently polished Rimu and new carpet. There is a heat pump and gas infinity hot water. Opposite shops and metres from Waikato Hospital, bus stops and major transport routes, the property is perfect for professionals and equally suited to lucrative home-based accommodation. The area offers numerous lifestyle benefits, including proximity to Lake Rotoroa, cafes and CBD.

Land area	1 m²
Floor size	94 m²
Rates	$1,829.00





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