Lugtons

Your home is worth more with Lugton's







6 Willscarlet Lane, Hamilton East

3 1 1

Offering outstanding lifestyle convenience and easy-care living, this modern well-presented brick home nestles quietly at the end of a small cul-de-sac in the Sherwood Vale community. It has had one careful owner and keeps company with friendly neighbours, most of whom are owner-occupiers. The home's open concept layout creates a warm convivial environment for everyday living. This sun-kissed environment flows effortlessly onto to private courts for outdoor relaxation. There is the bonus of a guest powder room, a master bedroom with semi-ensuite configuration, a heat pump, good storage and a double internal garage complemented by driveway parking. The home has been light lived in and comes to market as a very tidy package. The secluded grounds are designed for easy management. With the University of Waikato, the Ruakura business hub and emerging inland port all in walking distance, Wairere Expressway just moments away, a bus stop at the top of the lane and zoning for sought after Hamilton Boys' High, the location takes some beating. Parks, sports grounds and shops are in close proximity. So don't delay call Rose on 027 2772 636 or Chip on 0274 742349.

Land area	363 m²
Rateable value	$590,000
Rates	$2,871.49





Chip Humble

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