



📍 35 Carey Street, Maeroa

Developers/Investors make sure you view this property - 1186m<sup>2</sup>. Commanding an elevated site that captures a magnificent outlook across the district, this home has views galore from every compass point. A panorama of this magnitude is rare to find in Hamilton. Tucked off the road on a substantial 1186sqm parcel of land that was once part of an apple orchard, the property has been in the same family for 23 years. While the 1948's dwelling has had some upgrades and an extension, it is largely a canvas for modernisation and value-added improvements. Some years back the kitchen was remodelled and a master wing was added to give parents a quiet retreat away from the family bedrooms and active areas. A walk-in robe and ensuite bathroom serve this master bedroom which boasts sunny window seating and own scenic deck. Rimu flooring was carried through at the time of the extension to maintain the home's character and integrity. A strong emphasis is placed on optimising the sun and scenery. The kitchen has awesome views and windows that open to the outlook. The dining area is also positioned for the vista and sun. A big bay window in the lounge frames a large Phoenix palm centred in an enclosed garden setting. The home sits on internally-accessed basement garaging containing workshop space and a utility room. Decks are newly painted and the barbecue area is built-in. There is oodles of storage throughout and plenty of parking. Three distinct outdoor areas ensure ample play and entertainment spaces. Several braeburn apple trees stand as reminders of the property's early history. Access is via a driveway shared by one other house. From here, you can meander down to one of Hamilton's favourite cafes and stroll to Minogue Park.

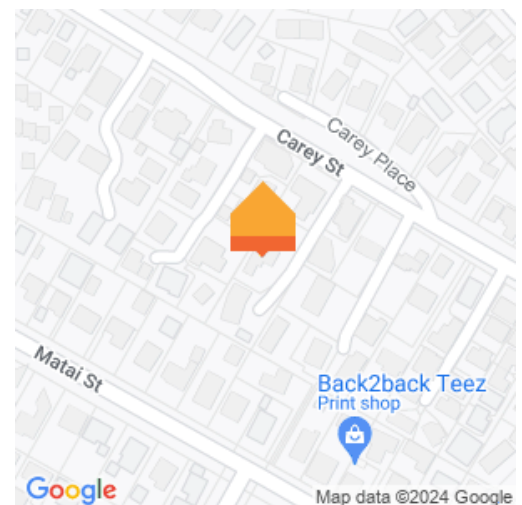
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Land area

1186 m<sup>2</sup>

Rates

\$3,009.98



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