

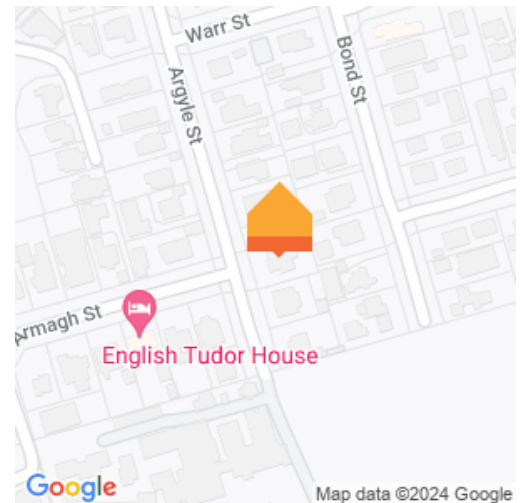


21 Argyle Street, Hamilton East

Your beautiful character home has a modern mindset and great kerbside appeal. A shell of its former self, this traditional 1930s bungalow is a haven of light, space and indoor-outdoor flow. Since its contemporary overhaul by a Master Builder Richard Hull in the early 2000s, your home sitting on 819 m² of land home has been carefully maintained and relandscaped by house-proud owners. Its reworked interior incorporates a fantastic open-plan environment linked to two decks, including a sheltered outdoor room with a skylight and a penchant for relaxation and entertaining. A skylight in the main bathroom lets you star-gaze at night. Native timbers add lustre and aesthetics to the bright, cheerful interior enhanced by a wood burner, gas infinity hot water and gorgeous vintage features. A double garage sits at the rear. There is plenty of driveway parking, a restful back-to-nature ambience and resident tuis nesting in your trees. The stage is set for family living in a central location that has lots going for it, including Hamilton Boys' High just moments from your doorstep. The river, CBD, Claudelands Event Centre, A J Seeley Gully Reserve, cafes, restaurants and Hamilton East culture are all walking distance.

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Land area	819 m ²
Rateable value	\$770,000
Rates	\$3,803.35



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