



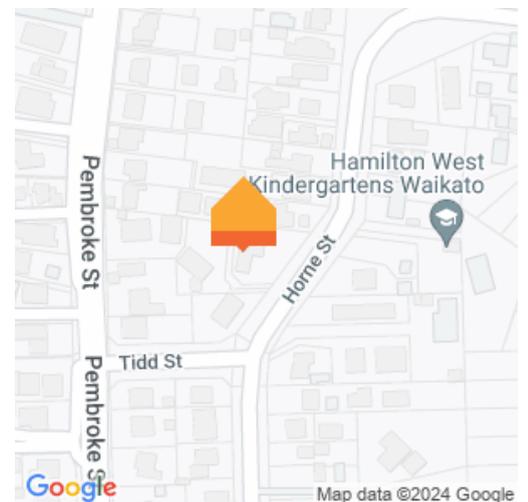
Sold



## 24 Horne Street, Hamilton Central

Welcome to 24 Horne Street. . . a once in a lifetime dream to live so incredibly close to the hub of the City, The Lake, The Hospital. . . and be in the middle of it all while still enjoying birdsong. Set on a well planted 1066m2 section where our owners have raised their children for the past 30 years, and added a well appointed addition to the 1930's home in 1999. With plenty of space for your family - 4 bedrooms, office, 2 bathrooms, separate living area, double carport plus a garage - you'll be set for the next 30 years too. There's a modern twist, blended in with the old - DVS System, fireplace, gas heating, Gas infinity hotwater, gas hob/electric oven, rimu and matai floors, french doors off the living, and a main bedroom big enough for the adults to have their own wing. Storage is aplenty, fruit is aplenty, entertaining can be aplenty, and good clean "fluoride free" water is also aplenty - all mixed in with aplenty of parking too. You could say its like living a rural lifestyle, right in the heart of the city. Parents looking for Hamilton Girls/Boys High Zone, Ham. West, - your choices are also plenty on that front too. Those wanting a movie den, or "man-cave", or even a wine cellar - then now's your golden opportunity. The kitchen has a lovely country cottage feel, with fantastic functionality - gas cooking, water filter, dishwasher, loads of bench space, and made by "Designer Cabinets" in 1999. Mad-Keen gardeners will appreciate the quality soil that will produce the best of fruit and vegies all year round.

Land area	1066 m <sup>2</sup>
Floor size	180 m <sup>2</sup>
Rateable value	\$830,000
Rates	\$4,035.00



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