Lugtons

Your home is worth more with Lugton's

16 Monique Place, Dinsdale

Our clients require action!

They have enjoyed this family home for close to 20 years and it's now time for them to move on and let another family enjoy. Enviably sited for sweeping panoramic views, peace and privacy, this spacious family home has a sensational vista over the city and hinterland, extending to Mt Pirongia, Mt Te Aroha and snow-capped Mt Ruapehu in National Park. Remarkably well-maintained and light-filled throughout, the two-level dwelling is sequestered down a lane at the end of a small elevated cul-de-sac in Dinsdale Heights. It nestles in a approx 976sqm oasis of terraced lawns, gardens and mature trees which attract tui and their melodic birdsong. Versatility underpins the expansive floor plan which has the ability to adapt and blend to a family's needs. Downstairs delivers an open plan living and dining environment, a modern kitchen and breakfast nook, a study, separate laundry, two double bedrooms and a bathroom. Upstairs reveals a further two bedrooms, including the master, a bathroom and a large multi-use living area with a conversation nook. The views are arguably some of the best you'll encounter of Hamilton and district. Soaring sarked ceilings create a light airy aura and the sun is warmly felt throughout the day. The downstairs woodburner is flued through the master bedroom for cosy radiant heat. There is also heat pump comfort and fibre broadband. Interiors have been refreshed and recarpeted; the roof is in peak condition. A workshop easing off the enclosed carport is the ideal 'man cave' for hobbies and creativity. Plentiful storage is available indoors and out. The meticulously landscaped grounds house two implement sheds. This home has so much to offer - it must to be one to view.

4 2 2

Land area	976 m²
Rateable value	$610,000
Rates	$3,139.94

Chip Humble
07 855 7510
0274 752 349
chip.humble@lugtons.co.nz