



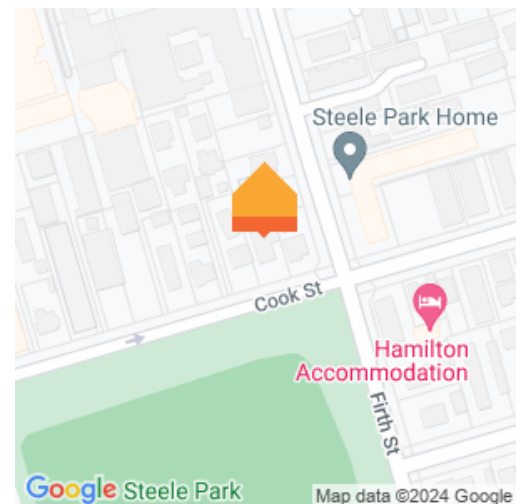
37 Cook Street, Hamilton East

Nestled in the heart of Hamilton East opposite Steele Park, rests this unique property that will appeal to a diverse range of home buyers. 37 Cook Street is zoned Residential Intensification Zone with a net site area of 680m², presenting the opportunity to establish 4 apartment units on the site in one building (subject to council approval), or move in and enjoy what this wonderful family home has on offer. Showcasing beautiful street appeal and loads of character throughout, you'll be pleasantly surprised by the versatile floorplan. Upon entrance is the lounge and dining area, centred by a feature gas fireplace. Practical kitchen features a 5x gas cook top, timber floors and a dishwasher, the living area is adjacent with a peaceful outlook across the backyard. Four bedrooms, two bathrooms plus an office are spread throughout the home. Two of which are placed upstairs along with an additional living area which also makes a great office or play area. The outdoors is your private retreat with an undercover BBQ area, grassed yard and vegetable gardens. Double garage plus external rumpus room. Within walking distance to Hamilton East boutique shops and cafes, Hamilton Gardens and Waikato River are just a short drive away. This home has so much to offer and must be seen to grasp this exceptional opportunity. To download the property files, please copy and paste the following link into your browser:

<https://www.propertyfiles.co.nz/property/37cook>



Land area	679 m ²
Floor size	262 m ²
Rateable value	\$1,075,000
Rates	\$4,008.00



Jamie Barakat

📞 07 853 0013

📱 0274 285 426

✉️ jamie.barakat@lugtons.co.nz