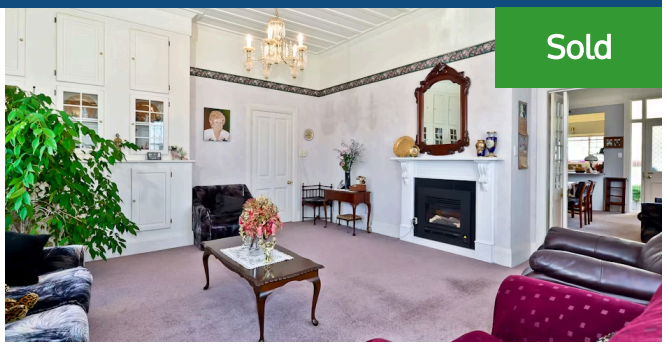
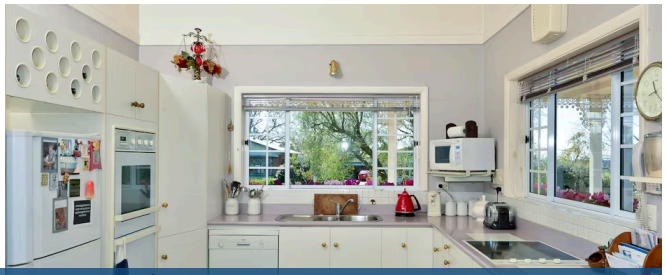
Lugtons

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51 Carey Street, Maeroa

Looking a picture from the street, this period home is a landmark dwelling with a history dating back to the early 20th century. Believed to have been built circa 1908 & occupied by Dr Carey, who gave his name to the street, the home has a tradition of being well-kept. It has been in the same family for over 60 years & over this time some sensitive modernisation has occurred to enhance, rather than compromise, the original build. Interiors sit under ornate 3. 2m high ceilings & fretwork adornment is evident indoors & out. Native timbers give the home a strong heart. Rooms are large & light-filled, enhanced by character features including fireplaces, built-in cabinetry, dados & wide skirting boards. A thoughtfully executed reconfiguration some years ago saw the kitchen repositioned & open out to the dining & family room. A separate lounge emerged from the original kitchen area to provide an elegant space for entertaining. The large modern kitchen overlooks the charming front verandah with its colourful flower boxes & sun-soaked deck for idling away the time. An en-suite has been added to the master bedroom, which also boasts good wardrobe space & a large picture window that encourages light & sun. The rear deck enjoys late afternoon sun with an outlook across the city to the ranges on the horizon, with a view of Mt Pirongia providing a picturesque backdrop. Sunsets are also spectacular from here. Bedrooms are spacious &, in keeping with the home's vintage, ease off a wide hallway. A heat pump has been installed in the family zone & there is excellent storage, including a big hot water cupboard. The beautifully groomed property is well paved, has separate double garaging, parking, & manageable grounds.

Rateable value	$570,000
Rates	$3,118.41





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