



Sold



## 10A Brocas Avenue, Hillcrest

This refreshed and well-maintained home speaks volumes for family living. Large enough for a family to pursue their individual passions and versatile enough to accommodate extended family or independent children, it is big on space and living options. A studio adjoining the four bedroom home contains open plan living and bedroom, a bathroom and kitchenette. Canadian birch flooring adds pizzazz and ensures an easy-care environment. Both the studio and main lounge open onto a wrap-around deck for summer relaxation. Upgrades include some LED lights, partial double glazing, new flooring, carpet, some painting and a large new garden shed. Home to one careful owner over the past 20 years, the property has excellent creature comforts, including a heat pump, wall heater, fireplace and HRV, and the right address for Hillcrest schools and university. There is oodles of storage throughout and a double garage with internal access. Plenty of off-street parking is available within the fenced and gated section which has a selection of fruit trees and space for kids to play. Shops and schools are walking distance. For further information or to view please call Melissa Wilton on 021 157 3459.

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Floor size	204 m <sup>2</sup>
Rateable value	\$610,000
Rates	\$2,978.00



Melissa Wilton

📞 07 853 0013

📱 021 157 3459

✉️ melissa.wilton@lugtons.co.nz

