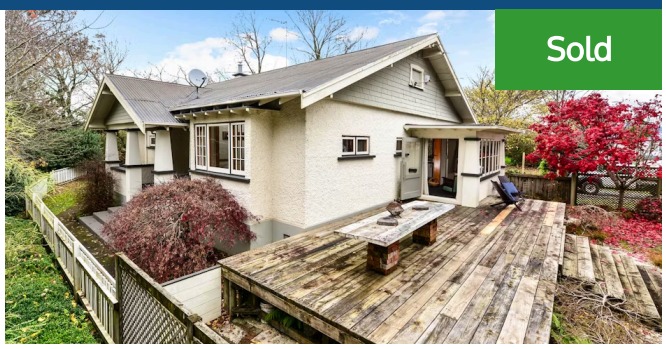
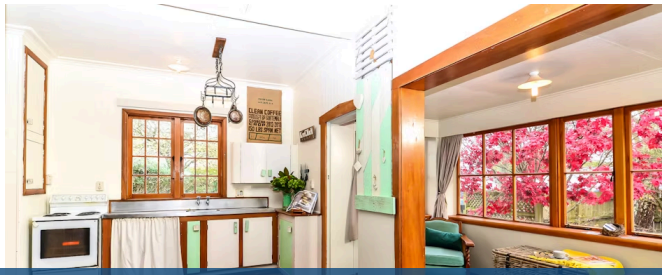
Lugtons

Your home is worth more with Lugton's





28 Hammond Street, Hamilton Central

Character Location Options

Nestled on a leafy 789m2 section (approx) opposite Hamilton West School, this unique 1920's character home offers serious options for astute owner-occupiers, renovators or developers. The classic heritage bones awaits your finishing touches. Bring your flair and creative design. Once done, this grand lady has great potential for superb relaxing as well as entertaining. The open plan kitchen and dining (with bay window seating) flows beautifully to established garden and grounds with large deck, used for many alfresco occasions that can cater for extra guests. Offering 3 bedrooms, 1 Office (previously used as a small bedroom) plus separate cabin, a spacious livings room, fire place, family bathroom (with separate shower and vanity) and separate laundry, the floor-plan gives a sense of space that allows the whole family to spread its wings

Take advantage of this fabulous central location, close to tennis courts and within walking distance to the CBD, YMCA, Hamilton City Lake and Waikato Hospital

Looking for that classic character feel that you can add value to? then this is a must see. Note land size will be increased, once new title has been issued. Why delay, contact Dobbo or Sharon Dobson today

Sharon 021 408 487

Dobbo 021 995 906 (Ex TV3 News and Sports 1994 - 2015)

Howard "Dobbo" Dobson

07 855 0550

021 995 906

dobbo.dobson@lugtons.co.nz

Negotiation

Sold $594,000

3 1 1

Land area	789 m²
Floor size	174 m²
Rateable value	$550,000