

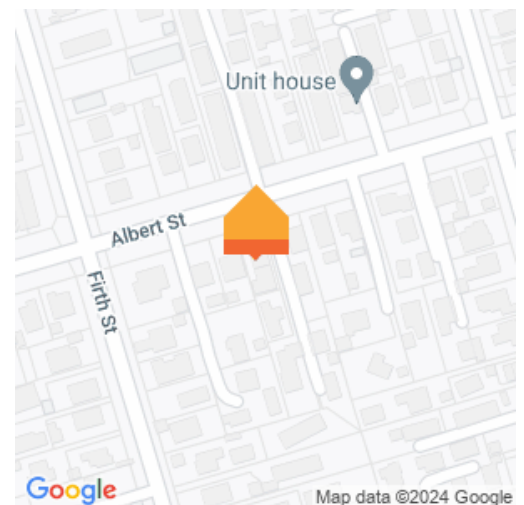


📍 84 Albert Street, Hamilton East



Combining character and charm with urban lifestyle, this enchanting villa boasts a flawless re-design. This has resulted in a light filled environment which is nothing short of a calming inner city sanctuary. An iconic piece of Hamilton East architecture is on offer here. This grand villa has the best of both worlds with period charm and a recent renovation. This three bedroom residence offers spacious open plan living areas designed for enjoying and entertaining. The home flows seamlessly through double doors to the extensive rear deck and private lawn. Large trees offer bountiful shade and a sought after opportunity for privacy within the city. The second living room adds versatility and an option for privacy within the home. The luxurious main bedroom with large bay windows are a real icon of the character. Other features of the Villa include elevated ceilings, large double garage and a heat pump. The location is prime, within easy walking distance to MADE shopping centre, Waikato River Walks and all the Hamilton East hot spots. This centralised lifestyle position is second to none for convenience. Sound perfect? That's because it is! Love the sound of it? See you at the open homes.

Land area	590 m ²
Floor size	128 m ²
Rateable value	960,000
Rates	\$3,821.35



Fraser Kilgour

📞 07 838 3800

📱 027 346 4118

✉️ fraser.kilgour@lugtons.co.nz



Abbie Hyde

📞 07 838 3800

📱 027 424 5567

✉️ abbie.hyde@lugtons.co.nz