Lugtons

Your home is worth more with Lugton's







60 Brookfield Street, Hamilton East

Oozing character and taking you on a journey from the 1920s to the 2000s, this super-appealing home, which is steeped in history, started life as a farm cottage but evolved over the years. What we see today is home replete with traditional ambience and contemporary updates and additions including a three-bedroom accommodation wing, a large friendly open plan living environment and a modern bathroom. Sun floods into the living zone where a woodburner boosts comfort over winter and pumps heat through a transfer system to the bedroom wing. The kitchen is designed for warm social engagement and has potential for further enhancement. Light-filled living flows onto a sun-kissed deck overlooking the enclosed front lawn and gardens. You can relax outdoors and watch the kids play or keep an eye on them from inside. The indoor-outdoor aspect encourages summer life outside amongst nature. There is a small separate sitting area or intimate theatre room, a separate laundry and three double bedrooms served by a well-appointed bathroom. The master bedroom steps onto a deck set in the well-screened backyard which is adorned with a leafy backdrop, established veggie beds and a showcase of trees, including ornamental and fruit. There is double auto garaging and driveway parking. Capturing abundant character and charm, this well-presented property is a private family sanctuary in an enviable central locale.

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Land area	675 m²
Floor size	177 m²
Rateable value	$600,000
Rates	$3,106.00

