



📍 138 and 138A Nixon Street, Hamilton East

Home and unit on one title give this central property great versatility, including options for an income stream and opportunities for extended family living. The grounds are designed for minimal upkeep, with very little lawn to mow. The huge triple garage at the front offers space galore, and the large front deck, wrapping around the side of the home, provides a big warm welcome. Generous living, dining and kitchen areas flow in easy sequence. Aesthetics are enhanced by brick feature walls and polished timber flooring. The home is a natural entertainer with ample room for guests to gather, including in the spacious kitchen and out on the rear deck. Bedrooms are bright, restful sanctuaries. Two open onto the deck for instant outdoor fare and the master has a roomy walk-in robe. The piece-de-resistance is the fully tiled modern bathroom adjoined by a glassed-in outdoor bath that speaks of luxurious indulgence. Tucked privately at the rear is a self-contained unit, with a kitchen overlooking a grassed play area and one of the two bedrooms being on the extra-large size. Both homes have heat pumps and off-street parking. The location offers superb lifestyle convenience thanks to the proximity of shops, cafes, parks, river and commuter routes. To download the property files please copy and paste the below link into your browser:

<https://www.propertyfiles.co.nz/property/138nixonstreet>

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Land area	844 m ²
Floor size	287 m ²
Rates	\$4,564.00



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