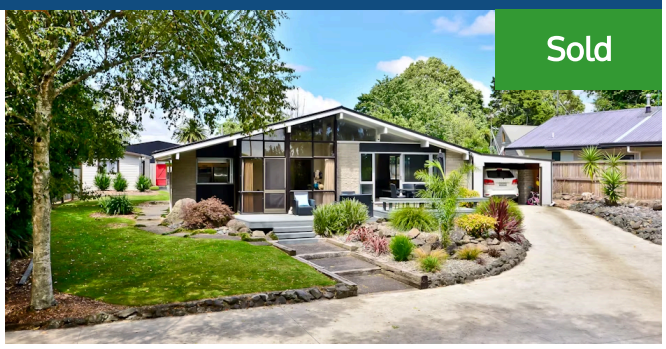
Lugtons

Your home is worth more with Lugton's







19A Garfield Street, Rototuna North

This property is located in Gordonton Village. Two refreshed homes on a picturesque 2022m2 site give this well located property huge scope and versatility. On the fringe of north Hamilton, the peaceful, leafy lifestyle holding is tucked behind Gordonton Village in a serene country setting with an outlook, most of the year, to nearby Gordonton Primary/Intermediate. Set in a children's wonderland, the extensively renovated double glazed main home delivers superb indoor-outdoor living, modern comforts and a feel-good ambience. Much time and expense has been poured into creating a stylish contemporary environment for relaxed family living. The rewired three bedroom home has new joinery, carpet, decor, insulation and roofing. All the rooms have been tastefully refurbished. Value-added features include HRV, a heat pump and LED lighting. At the rear is an insulated rumpus or office, adjoined by a single garage workshop. Screened from the main home is a second dwelling currently returning $330pw. This very tidy home has two double bedrooms, a good sized kitchen, bright open plan living opening to a sunny deck, and a large backyard. It has been thoroughly upgraded, boasts new lights, HRV and insulation to meet the new 2019 regulations. The tenants are happy to stay on. Alternatively, the set-up is perfect for extended family, private accommodation providers or a home-based business. Extensive landscaping throughout creates a beautiful environment for relaxed rural living. The fruitful, child-friendly grounds are an adventure playground for kids, complete with a fully furnished playhouse, sheltered sandpit and built-in equipment on rubber matting. Adults have inviting opportunities for alfresco entertaining and pottering about in the workshop/studio. The property is on town water supply, backed by tanks. Gordonton Primary and shops are close and buses to Rototuna's new high schools service the area. Viewing by appointment.

Land area	2022 m²
Rateable value	$715,000
Rates	$2,328.00





Heather Whyte
07 855 0550
027 239 2751
heather.whyte@lugtons.co.nz