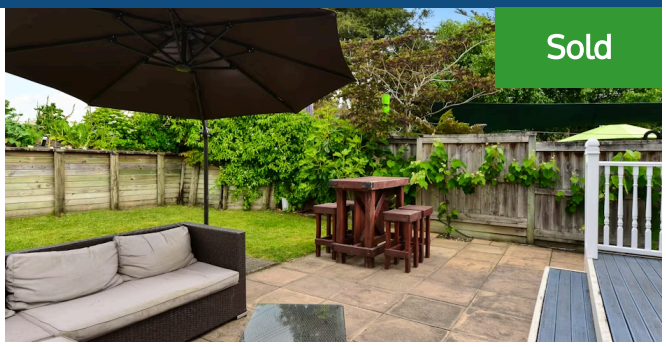
Lugtons

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311 River Road, Claudelands

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Absolutely adorable, this character home is full of charm and the breath of new life. Sensitively and stylishly renovated to meet modern family needs, it encapsulates the essence of contemporary living while reflecting its early 20th century heritage. Set under magnificent high stud ceilings, the interior offers an easy layout suited to entertaining and everyday function. Kitchen, dining and lounge merge into a large, light-filled space, ideal for entertaining and family togetherness. The well-appointed kitchen, bedecked with stone counters, a bench height dish-wash drawer, two wall ovens and gas cooking, opens directly to the sun-washed courtyard via French doors. Indoor-outdoor flow is superb. Three spacious bedrooms and two tiled bathrooms give a family plenty of personal spaces. Comfort is offered by partial double glazing, three heat pumps, a wall heater, gas infinity hot water and natural solar gain. The fenced, freehold 534sqm section is landscaped in empathy with the home's origins, full of healthy pickings from various fruit trees and has off-street parking. Brilliantly located for a family, the property is in zone for Hamilton Boys' and Girls' High and footsteps from the local kindergarten and Miropiko Reserve. It has Claudelands centrality for lifestyle convenience. A LIM Report is available. For further information or to view please call Melissa Wilton on 021 157 3459.

Land area	534 m²
Rateable value	$625,000
Rates	$3,215.00





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