



## 20A Galloway Street, Hamilton East

A showcase of appealing style with extensive modern updates throughout, quietly nestled in a serene setting of privately placed trees and gardens surround this immaculately presented family home. Take a walk through the beautiful Hamilton Gardens, along the Waikato River or to the Grey Street cafes, restaurants and shops, delivering a desirable lifestyle in Hamilton East locale. Fully renovated throughout adding style and sophistication, the new kitchen is complemented by neutral tones, double dish drawer, gas cooking and ample cupboard and bench space. Combined living and dining area features a fireplace for those cool winter months and sliding doors create a smooth fusion to the outdoor entertaining deck. Flawlessly updated bathroom, three great sized bedrooms with the master suite opening to the entertaining deck. An office is situated off the single garage with an additional toilet. The shaded deck provides the perfect place for alfresco entertaining or relax with your morning coffee bounded by established trees. Freshly painted inside and out, double glazing, new carpet, flooring, curtains and blinds are just some of the many updates through this incredible make over. HRV system and insulated in the floors and ceiling this will provide year-round comfort. Presenting an exceptional opportunity for families looking for convenience and style with easy commute to the City, Waikato University and zoned for reputable schools. Call Chip or Rose direct today for your personal viewing, or open home times.

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**Rateable value** \$500,000

**Rates** \$2,578.47



**Chip Humble**

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