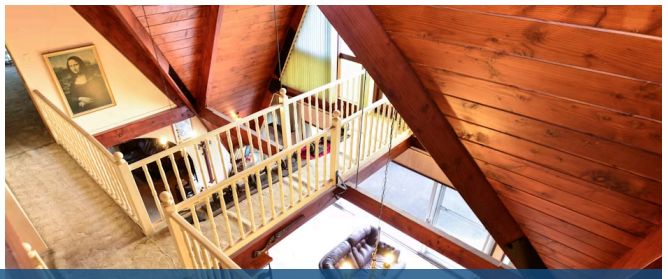
Lugtons

Your home is worth more with Lugton's







173 Lake Crescent, Hamilton Lake

To download our property files including the Brochure, S&P, Certificate of Title please copy and paste this link into your browser: http://www. propertyfiles. co. nz/property/173LakeCres

4 4 3

Land area	1090 m²
Rateable value	$1,100,000
Rates	$5,232.19



Bigger is better when it comes with this super-sized property overlooking Innes Common. The 520sqm home is not only bursting with space, it sits on a flat 1090sqm section and offers value-packed potential via renovation, development or building on the large site. The A-frame house has been in one family ownership since it was built in the 1970s. It is full of treasured memories and has fostered a fabulous lifestyle. Family members have enjoyed ringside seats to hot air balloon pageants and various activities on Innes Common, which is home to Waikato Hockey and boasts a fantastic new training and fitness space. Over the years the kids have played cricket with friends on the common and sailed boats on the lake. Huge lifestyle gains come with this rare-to-find property just moments from Lake Rotoroa, Innes Common and Lunar Park, and in easy walking distance of Waikato Hospital. The home spreads its wings over three generous levels - in a layout that serves up oodles of flexible living and entertaining spaces. The forth level opens itself to a great destination to escape to. Designed to cater to the needs of a big family, it has no shortage of leisure space, with both a rumpus and potential billiards room at ground level. Internal garaging runs the full length of the home and connects to a utility room which, in turn, opens to the family-sized laundry and bathroom. The first floor is brimful of living options and has effortless outdoor flow off the family zone.



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