



📍 37A Te Aroha Street, Hamilton East

Full of personality this renovated bungalow lays on the charm with all the benefits of city fringe living. Lustrous native timbers add a rich glow, and a plethora of character features create an ambience hard to replicate. The integrity of the home has been maintained throughout with a classic kitchen, complete with double oven, and all the modern conveniences for today's lifestyle. The feature hallway leads you to the three double bedrooms, two living areas and the upgraded bathroom, with a stylish laundry completing the transformation. Nestled on an established 761sqm corner site with plenty of room for children and pets to run free. Enjoys excellent school zones within a stroll to shops, cafes and the supermarket. A bonus of large double garaging with ample off-street parking, so don't delay as my vendor has made his plans.



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Land area	761 m ²
Floor size	146 m ²
Rateable value	\$580,000
Rates	\$3,311.00

