



13 Watts Crescent, Hamilton East

2 bedrooms, 1 bathroom, 1 car

My vendors are ready to make their move and this well-presented home in a quiet cul-de-sac and sought after Hamilton Boys High School location could be yours!

Land area 586 m²

Floor size 102 m²

Offering a sunny and spacious layout with 2 generous sized bedrooms with newly installed double glazing, and open plan living which opens out onto the large freshly painted sunny deck just waiting for those summer bbqs. A modernised kitchen and bathroom plus the addition of separate laundry has plenty of storage options. There is a cosy fireplace that creates a lovely ambience and keeps the house warm throughout those winter months, plus a DVS and heat pump for year round comfort. Sitting on a fully fenced 586m2 freehold section, there is plenty of room for children and pets, and lots of lovely fruit trees too!

Located a short walk to the ever popular Hamilton East shops and amenities, easy access to the Northern and Southern arterial routes and only a short distance to the CBD makes this property even more attractive. If you are looking for a fantastic home with excellent schooling options then don't delay and call Rebekah to book your viewing. Please copy and paste this link in your browser for more information:



<https://www.propertyfiles.co.nz/property/watts13>



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