



📍 136C Lake Crescent, Hamilton Lake

Built for professionals, empty nesters and those with a taste for the finer things, this 242sqm modernist executive home takes into account the many needs of its owners and tops it off with views across the lake and a direct outlook to The Verandah Cafe'. Part of an exclusive gated community secured by automatic gates at the entrance and a private coded gate to the lake boardwalk, its location is absolute blue chip. Designed by Byrne Architecture, the home is a symphony of contemporary style, with clever attention to detail and high-end appointments to make everyday life easy and enjoyable. Both levels are connected by a lift and the semi self-contained nature of downstairs creates an ideal scenario for extended family or Airbnb. Two living areas give everyone room to breathe and opportunities for dedicated media experiences. Cooks will be distracted by the lake views framed by the designer kitchen full of quality appliances. Overnight guests have their own kitchenette. Indoor-outdoor flow is a big strength and alfresco entertaining is facilitated by a built-in barbecue, outdoor gas fireplace and a covered, all-weather patio. State-of-the-art technology raises the bar on day-to-day living. The home is fully alarmed, double glazed and made super comfortable by heat pumps and underfloor heating. It sits on a tranquil and tastefully landscape 436sqm freehold site in a small upmarket enclave. Proximity to Waikato Hospital and the CBD ensures fabulous lifestyle benefits. ** Open for private viewings and also video tours in level 3 **



Land area	436 m ²
Floor size	234 m ²
Rates	\$7,428.00



For an information pack copy and paste the below link on your web browser
<https://www.propertyfiles.co.nz/property/lake136c>