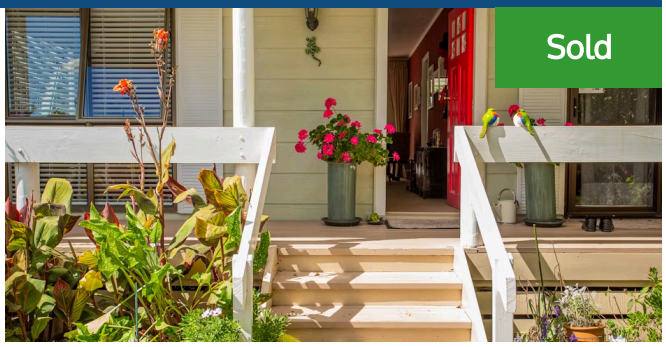
Lugtons

Your home is worth more with Lugton's





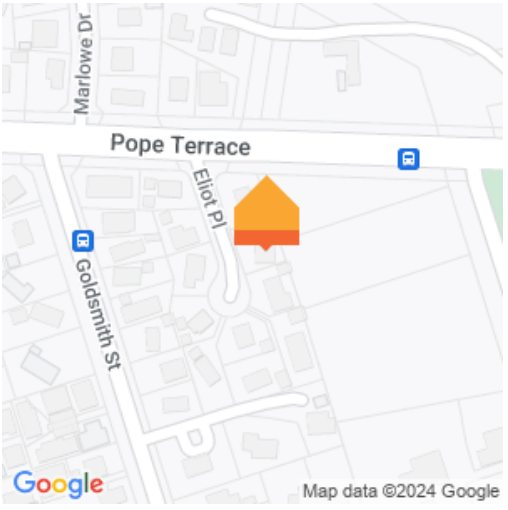


4 Eliot Place, Cambridge

3 1 2

Hurry to view this light and bright home, handily located in a popular cul de sac on a picturesque tree-framed 651 sqm section, fenced at the rear for privacy and security, overlooking Lindsay Park and only a kilometre to the bustling Cambridge town centre, minutes to cafes, shops, services, schools, library, gym, skate park, swimming pool and riverside walkways. Built in 1982 and extensively renovated in recent years, this charming home is immaculately presented, featuring three bedrooms (main with ensuite and verandah access), sunny lounge with built-in shelving, updated family bathroom and toilet, separate laundry and modernised kitchen/dining area opening to a private covered deck with unobstructed park views. A gate through to the park allows plenty of room for kids and dogs to stretch their legs. Heat pump air-conditioning, ceiling and underfloor insulation, keep you cool in summer and warm in winter, with ultrafast fibre, raised vegie gardens, berries, grapes, fruit trees and a large tandem garage/workshop (with automatic door) plus carport and concrete driveway adding to the appeal. Attractive properties such as this, handy to the CBD and a wide range of indoor and outdoor amenities, are hard to come by, so don't miss this one, first time on the market in 24 years!

Land area	651 m²
Rates	$3,131.08



Auction to be held in Lugtons rooms, 1010 Victoria Street, Hamilton, on Wednesday 13 April 2022 at 12. 00 noon. Pre-auction offers welcome. LIM report available.