Lugtons

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187 Cambridge Road, Hillcrest

6 2 1

Blissfully peaceful and totally hidden from the road, this private secluded home was built in an era when Hillcrest High and Waikato University were shaping the area. It is not only offered to the market for the very first time, the home and grounds display pride of ownership. The large sunny section is screened from neighbours and has a warm micro climate ideal for gardens and fruit trees. A superb haven in which to raise a family, the brick home has four primary bedrooms plus two extra singles off the games room. Lounge and open family living are spacious light-filled areas, each with a large slider opening to a full length deck overlooking the well-kept grounds. Light and sun flood into the kitchen which has sliding windows that connect to the alfresco to facilitate entertaining. Eight children were raised in this homely retreat containing an office, a big laundry and two toilets. A double garage and ample parking round off the property. While very tidy and liveable as it stands, there is potential to add value through modernisation. The uber location places a family in walking distance of every urban convenience plus a full range of education from pre-school to tertiary. Major commuter routes are moments away and bus stops are at the top of the drive.

Land area	1406 m²
Floor size	223 m²
Rateable value	$660,000
Rates	$3,293.19





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