



Sold



📍 23 Horne Street, Hamilton Central

Offering an enviably lifestyle of complete convenience, this single level home is the perfect blend of character, charm and promise. Located in a central location, with an easy stroll to Waikato Hospital, Hamilton Lake and the CBD, this is the ideal base to enjoy all the wonderful lifestyle aspects of the area. Timber floorboards enhance the open plan kitchen and dining area with a seamless flow to the sun kissed deck, an ideal spot to enjoy your morning coffee. The lounge is separately placed complemented by the wood burner to keep you cosy and warm. With ample heating options including the heat pump and central gas heating, the home has been fully insulated with the walls and ceiling completed in the last 2 years. Two comfortable bedrooms both with wardrobes. The third bedroom could be utilised as a single room, office or nursery, accompanied by the well-appointed family bathroom. Surrounded by a picturesque setting of lovingly cared for gardens and established fruit trees, create an ambiance of relaxed living. With Hamilton West Primary School close by, zoned for Hamilton Boys High School and Hamilton Girls High School and Marian Catholic School all your bases are covered. Providing an ideal opportunity for busy professionals, small families, couples, and investors alike.

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Floor size	137 m ²
Rateable value	\$600,000
Rates	\$3,114.00



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