



## 72 Queens Avenue, Frankton

Embodying the principles of good modern urban design, your double glazed home has eye-candy kerbside appeal and a fantastic central location. Part of the Queen's Park village concept, the Frankton development won plaudits from the get-go for its design in keeping with the area's historic railway cottages. Low fences and garages at the rear, accessible by a service lane, create a singularly good look. Clad in eggshell blue Linea board, your gorgeous home sits behind a traditional white picket fence adorned by two redolent, espaliered red roses. Indoors reveals three double bedrooms, a tiled bathroom, and an open plan living zone that spills onto a sun-soaked deck. There is double basement garaging, a sunny outdoor drying area, and ample storage. A favourite spot is the deck overlooking the district, with the Hakiramata Ranges in the distance and stunning sunsets at day's end. Interiors attract oodles of natural warmth. A heat pump provides year-round comfort and Smeg appliances feature in your well-appointed kitchen. Landscaped gardens framing your home bring colour, cheer and nourishment. The grounds are child-safe and relatively private. Your lock-up-and-leave home lies in a friendly neighbourhood community comprising a mixed bag of owners including families, professionals and retirees. The area is much favoured for its close proximity to the CBD, Lake Rotorua, Waikato Hospital and sports grounds. You can walk the popular lake circuit of a morning and amble to your favourite cafe at the weekend.

Land area	325 m <sup>2</sup>
Floor size	132 m <sup>2</sup>
Rates	\$2,739.27



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