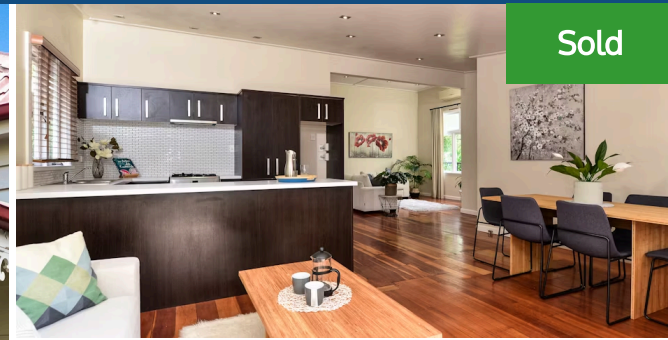




## 115 Albert Street, Hamilton East



Calling all Villa Lovers! Welcome Home to 115 Albert Street. . . a pretty tree-lined street in Hamilton East. This delightful home has 3 good sized bedrooms. . . with ceilings so high. The kitchen has been modernised, so you can move on in and focus on the easy stuff. With a splash of paint you could decorate her into the millenium. With brand new carpet, a new gas hotwater califont, 2 heatpumps,fancy clawfoot bath, and a brand new compliance certificate for all the electricals - this is an easy "YES". The owners fell in love with Albert Street immediately - they love villa's, say that the wide street was appealing, the proximity to the City was perfect, say its quiet, peaceful and if you like spaciousness - the high ceilings are an added feature. The outside room could be repurposed - maybe a salon? Hobbies room? Home office? Workmans shed? - either way, its cute and needs a new lease of life. The back yard enjoys wonderful afternoon sun, and the front is just perfect for the family, or maybe add a garage? School zones include: Hillcrest High, Berkley Intermediate, Peachgrove Intermediate, Hamilton East and Knighton Normal Primary - you have the best of all grades. Get set to invite your family over for Xmas Dinner at your house. . . call Lisa Sigley on 021722281 to view today. [www.lisasigley.com](http://www.lisasigley.com)

 3  1  1

Land area	644 m <sup>2</sup>
Rateable value	\$620,000
Rates	\$3,210.00

PROPERTY FILE; please copy and paste this link to download files - <https://drive.google.com/drive/folders/1jlg8bBqUeYmcwDs85Odd-4mvrElfX4Ar?usp=sharing>



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