80 Flynn Road, Hillcrest

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This stunning, much loved three bedroom brick home with polished native timber floors awaits you in Hamilton's sought after Hillcrest area. From the moment you step inside there's a sense of coming home. Set off by established easy care gardens with mature trees, on a generous 766m2 section, this sun-drenched home is ideal for a family, couple or investor. Immaculately presented, the property boasts indoor/outdoor living with French doors to a new deck flowing to the large back lawns. The house is tastefully decorated in neutral tones, with three carpeted bedrooms, newly decorated bathroom with separate shower and bath, separate toilet room with hand basin, and laundry. The open plan kitchen and dining space flow to a large bright lounge, with French doors to a front patio. Ducted underfloor gas heating and a Moroccan style tiled open fireplace ensure the home is cosy in cooler weather. The separate 1. 5 garage, with power, offers plenty of storage and rumpus room potential. This light, elevated and well-located home at the end of a quiet cul-de-sac is set back from the street, offering privacy. The area is in the zone for all levels of Hillcrest schools and Waikato University. Close by are the Hamilton Gardens, river paths, Flynn Park, and Jack's Cafe. Current and new transport connections to the Ring Road and Waikato Expressway make getting around quick and easy. This sought after property in this desirable area will be popular.

Land area	766 m²
Floor size	128 m²
Rateable value	$570,000
Rates	$458.00

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