



4 Dunsford Mews, Hamilton Central



If you see value in location or have schooling options on your mind - look no further than 4 Dunsford Mews, Hamilton Central. This property is zoned for Hamilton Boys High, Hamilton Girls High, Marian Catholic and Hamilton West Schools. It's also well placed for Sacred Heart Girls and Hamilton East Schools, among others. Throw in the Wintec Hamilton Campus for good measure. It's walking distance to the Waikato River Walking Trails, the local Countdown and the Hamilton Rowing Club. Not much further you have access to the Hamilton Lake, Waikato Hospital, the Grey Street restaurants and the wider Hamilton CBD. Set back from the road, you'll enjoy the privacy and security that comes with elevated living. A manicured section frames the tidy and original brick and fibre cement home. Enjoy internal access garaging, open plan living and a toilet separate to bathroom. The home boasts a wide range of modern appliances including an alarm system, heat pump and a ducted air ventilation system. The stove and rangehood were replaced late 2023 and are still under manufacturer's warranty. A great investment is about more than just the home, it's about location and schooling too.

Land area	453 m ²
Floor size	140 m ²
Rateable value	\$910,000
Rates	\$3,666.22



Nick Earney

📞 07 838 3800

📱 022 402 4902

✉️ nick.earney@lugtons.co.nz