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24 Galway Avenue, Hamilton East

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Offering all the charm, character and convenience of a Hayes Paddock location, this little cutie not only references the 1940s era, it has been lavished with modern updates for 21st century living. An extensive refurbishment has metamorphosed it into an ultra comfortable, on-trend city pad. The home has been repainted indoors and out, been blanketed top and bottom to a high standard of insulation, and had HRV and a heat pump installed. Both the kitchen and bathroom have been remodelled into stylish modern spaces. Resanded and repolished native timber floors add a rich glow to the interiors, and the bedrooms enjoy luxurious new carpet. The contemporary colour palette marries splendidly with the home's timber features. Decking front and back encourages outdoor living and relaxed entertaining. The rear deck gazes over the private, terraced back yard, which is fully fenced. A new garden shed, added last year, complements the old stand-alone workshop, with power. Ultrafast fibre broadband is another big plus. The 610sqm freehold section is neatly landscaped and incorporates a parking bay. Hayes Paddock is a popular boutique area with close links to the CBD, Hamilton East shops and eateries, and the river walkway. The character-protected enclave has its own cafe within strolling distance. For further information or to view please call Melissa Wilton on 021 157 3459.

Land area	610 m²
Floor size	86 m²
Rateable value	$550,000
Rates	$2,769.00





Melissa Wilton
07 853 0013
021 157 3459
melissa.wilton@lugtons.co.nz