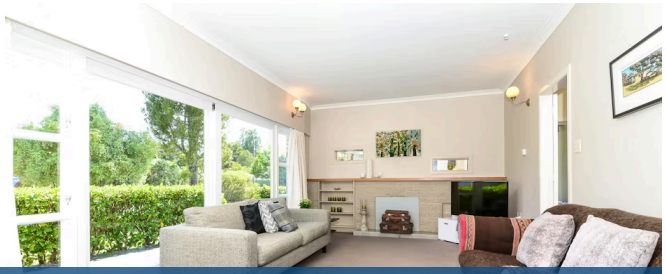
Lugtons

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9 Garthwood Road, Hillcrest

3 1 1

In a family-friendly enclave in a neighbourhood that is home to popular Hillcrest schools, the university, parks, Hamilton Gardens, and great suburban services, this home is hard to beat for location. Nestled on a sunny trim site near Flynn Park and Jack's cafe, this much loved and well presented tidy brick three bedroom home sets the scene for relaxed living. Open plan kitchen and dining eases through French doors on to a courtyard, with fenced backyard and established gardens for laid-back summer living. Polished timber floors give a warmth to the kitchen/dining zone and provide a practical hard-wearing surface. The kitchen has sleek white cabinetry and a gas oven and cook-top. The bathroom is also updated and there is a second separate toilet and a separate laundry room. Gas central heating keeps the interiors toasty, and gas infinity hot water means you'll never run out. The roof has been freshly painted and rescrewed. A handy extra in the private backyard is the outside room with power, suitable for office, hobby or rumpus room. There are flat lawns for kids to play, easy care gardens and fruit to pick from lemon and feijoa trees.

Land area	670 m²
Floor size	158 m²
Rates	$2,826.00





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