Lugtons

Your home is worth more with Lugton's







8 George Street, Claudelands

3 1 3 3 1

If only the double brick walls could talk because this fine period home has more than 100 years of stories to tell. Built circa 1910 -1919 by Hamilton's then Mayor Fow, the exemplary rimu dwelling has traditionally attracted long-term owners. Interiors set under ornate high stud ceilings are brimful of character yet tastefully modernised for 21st century living. Top-line appliances, including an induction cooktop and pyrotech oven, feature in the kitchen. A conservatory-like porch area and a reception room contribute to the home's diverse living and entertaining options. Built-in cabinetry adds a beautiful retro touch to the dining area. The master bedroom has an ensuite and a third bathroom serves the outdoor studio, which also has good storage. A gas fireplace, gas heater, two heat pumps and insulated ceiling provide a high level of comfort. The fenced 729sqm section houses a double garage, a workshop area and off-street parking. The private rear environment is a pleasurable playground with an in-ground pool and sunny alfrescoes. Extensive cobblestoning means no lawns to mow. Bird life is drawn to the grounds which are green and verdant, and have established veggie boxes. This faultlessly presented Claudelands home, which can't fail to impress, comes with all the right credentials for schools, central locality and lifestyle. Call Melissa Wilton on 021 157 3459 to view today.

Land area	729 m²
Floor size	268 m²
Rateable value	$1,000,000
Rates	$4,183.00





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