Lugtons

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Sold



7 Kingroyal Lane, Hamilton East

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Auction

Sold $602,000

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7 Kingroyal Lane

- University locale in Hamilton Boys' High zone
- Close to Ruakura, Innovation Park & transport
- Easy-care four bedroom/two bathroom brick home
- Cul-de-sac setting in a quality neighbourhood

Land area	420 m²
Floor size	170 m²
Rateable value	$500,000
Rates	$2,788.30



An outstanding offer in terms of location and easy-care living, this refreshed family home sits at the end of a small cul-de-sac in the Sherwood Vale neighbourhood. The University of Waikato, Ruakura Business Park and Innovation Park are all in walking distance. The area is also zoned for high demand Hamilton Boys' High School. Hillcrest schools are handy. Open concept living creates a warm, convivial environment for family living. A gas hob and wall oven feature in the modern kitchen. Living flows outdoors to a private courtyard set in compact grounds designed for low upkeep. All four bedrooms are double sized, supported by double wardrobes. The master has a walk-in robe and ensuite, and the laundry is housed in the double internal access garage. Creature comforts include a living flame gas fire, HRV and temperature-controlled gas infinity hot water. A whiteware package comes with the sale, comprising a fridge/freezer, dishwasher, washing machine and dryer. The home is move-in ready. Providing a wealth of must-haves for relaxed modern living, this quality brick home comes to market with newly painted interiors. Sherwood Vale links with Wairere Drive and Ruakura Road, making commuting a breeze. Parks, sports grounds and shops are in close proximity.



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