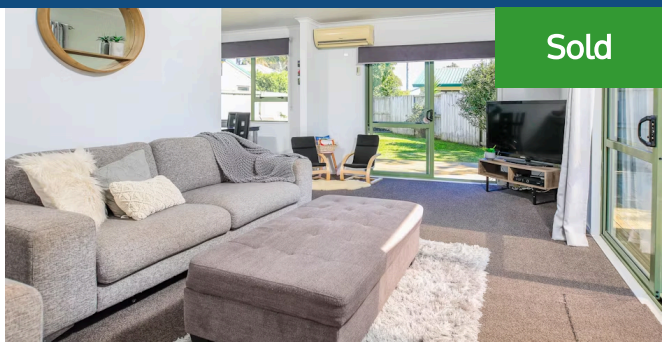
Lugtons

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13 Myrlene Place, Nawton

4 1 1

This tastefully refreshed home, on a secure and sunny landscaped site, provides superb entry-level buying in a child-friendly north Hamilton cul-de-sac near Te Rapa industries and The Base. It is a great family starter, meticulously prepared for its new owners. On trend interiors deliver warm and welcoming open plan living spilling outdoors to a large sun-soaked deck and private fenced backyard where the kids can run about with ease and bounce on a trampoline. The light-filled living zone encompasses a modern kitchen, a dining space and inviting lounge area, all which come together in perfect harmony. Four bedrooms provide lots of space for growing children. Ceiling insulation, a heat pump and a double internal garage round off this very appealing property. The area is well served by public transport and is moments from major arterial routes. Amenities, ranging from early childcare and medical services, are handy.

Land area	558 m²
Floor size	140 m²
Rateable value	$435,000
Rates	$2,254.90





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