



## 20 Thames Street, Claudelands

Claudelands character meets modern makeover at your beautifully re-created 1940s home. Highlighting two eras of architecture, your enticing abode is full of soul and ahead of the curve when it comes to comfort and contemporary family living. Leaving no stone unturned, the meticulous, well-executed renovation presents a family home that you can simply move in and enjoy. Your crisp, white, all-new kitchen and dining area are perfectly in synch and look a picture set on a lustrous polished timber floor, which carries through into the lounge. The interior is light-filled and mood enhancing, and indoor-outdoor living reigns supreme. Your home opens out onto your spacious sun-drenched deck, perfect for entertaining. Kids and pets are securely contained in the front backyard. Lush green lawn, clipped hedges and modern landscaping create strong curbside appeal, and being set back from the road adds a sense of safety and privacy. When it comes to everyday convenience and lifestyle enjoyment, the location is hard to beat. Claudelands park, Hamilton CBD, Globox Arena, and local cafes, bars and eateries provide plenty of weekend outing opportunities. Main arterials are handy, and zoning is for Hamilton Boys' and Girl's High. Freshly renovated over the past 18 months, your home is expertly laid out with large open plan living, four well-appointed bedrooms, a central family bathroom and separate laundry. The result is a very liveable family home. To view the property files, copy and paste the following link to your web browser:

<http://propertyfiles.co.nz/property/803500003>

Land area	423 m <sup>2</sup>
Floor size	130 m <sup>2</sup>
Rateable value	\$850,000
Rates	\$3,472.69



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