



5 Hamilton Parade, Hamilton Central

Welcome to 5 Hamilton Parade. . . come inside. Imagine your luck of securing this gorgeous home built in 2011. . . overlooking towards the Waikato River. This couldn't be more perfect - 4 generous bedrooms, spacious social spaces inside and out, guest powder room, 2 luxury bathrooms, large comfortable garage and all wrapped up with industrial double glazing. A home often admired and desired. Picture yourself sitting out on your patio watching the rowers, the cyclists, the walkers while being mesmerised watching the river go by. In Winter soak in the luxury spa pool, then snuggle up around the cozy gas log fire on the chilly evenings. All that is modern will make life easy - ceramic hob cook top/double oven, stainless steel benchtop (designed by Plain and Fancy). . . and cleaning will be a breeze here - with your central vacuum system. The owners say "we will miss a lot" and have loved living here - it is so close to Centreplace, cafes, restaurants, the movies and walking along the riverpath very relaxing. It's a warm, sunny home all year round. Teenagers? Zoned for Hamilton Boys/Girls High Schools too. Set on a 977m² section - you've got the most incredible home in the most incredible location. The builder was fussy and had a huge attention to detail - you'll appreciate it when you come and view. Auction day is set for Wednesday 21st February 2024 at 12pm. . . make sure you leave holding the SOLD sticker. Call Lisa Sigley today on 021722281 and schedule your private tour. www.lisasigley.com

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Land area	977 m ²
Floor size	262 m ²
Rates	\$9,830.00



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<https://www.propertyfiles.co.nz/property/HamiltonParade5>



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