



12A Naylor Street, Hamilton East

3 bedrooms 1 bathroom 1 car space 1 swimming pool

The sellers of this home have an offer on another property and are seeking an urgent sale. Located in the highly desirable suburb of Hamilton East, this captivating 3-bedroom home promises the perfect blend of convenience and lifestyle. Just an easy walk away from MADE and surrounded by other local cafes, this residence offers the ideal setting for those seeking the vibrancy of suburban living without sacrificing peace and privacy. Tucked away privately from the street front, you'll find a beautifully appointed interior that seamlessly flows into an awesome private entertaining area, designed for year-round enjoyment. Hamilton residents will know the importance of being in the Hamilton Boys' High School zone which this property is proud to be a part of. Whether you're hosting summer barbecues, intimate gatherings, or simply soaking up the serene atmosphere, this space is sure to impress. The inviting salt water pool is the centrepiece of the large backyard, offering a refreshing escape during warm days and a stunning view throughout the seasons. The property boasts not only a generous sized yard perfect for children and pets to play but also has a vegetable garden, herb wall and established fruit trees. The large basement has ample space for everything you don't want kept in the house. This home strikes a perfect balance between indoor comfort and outdoor leisure, making it a rare find in the heart of Hamilton East. Don't miss the opportunity to make this idyllic home your own and experience the best of suburban living.

Land area	693 m ²
Floor size	112 m ²
Rates	\$3,066.42



Fraser Kilgour

07 838 3800

027 346 4118

fraser.kilgour@lugtons.co.nz