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# 20 Bond Street, Hamilton East

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In a primo spot for education, with Hamilton Boys' High at the end of the street and private and public schools nearby, this period home offers all the benefits of a central Hamilton East location. Built in the 1940s, the brick bungalow is part of a character neighbourhood that reflects Hamilton's history. The home sits behind a traditional white picket fence and its street profile portrays charming retro appeal. Interiors reveal two separate living areas, including an open plan family zone that encompasses kitchen, dining and lounge. A deck extends off the second living area. All bedrooms are spacious doubles, and a private sleep-out adds a fourth into the mix. There are two bathrooms, gas heating and gas infinity hot water. Character features throughout are reminders of the home's glory days. Opportunities exist for buyers wanting to increase the value of the property through contemporary updates. Decks, garden nook and a large concrete courtyard provide plenty of options for outdoor living, entertaining and relaxing among the gardens, which are screened from neighbours. The peaceful backyard oasis is adorned with lush native plantings and has an established veggie garden. Plenty of off-street parking is available, as well as garaging. Wide, stately Bond Street culminates at the side entry into Hamilton Boys' High. Peachgrove Intermediate is super-handy and Southwell School is also in the vicinity. Lifestyle convenience is second to none with supermarket, cafes, shops, Claudelands Arena and Park, gully, river and nature walks, CBD, university and main transport routes all within easy reach. This pocket of Hamilton East is a boutique area, defined by its vintage charm, trendy eateries, vibrant culture and superb centrality.

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| Land area | 658 m² |
| Floor size | 150 m² |
| Rateable value | $405,000 |
| Rates | $2,775.28 |

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