



## 9 Kingsway Crescent, Forest Lake

A contemporary living environment wrapped in a tidy 1960s weatherboard exterior, this enhanced family home has undergone an amazing transformation. Living has been opened out to create a light-filled family hub that flows outdoors to a screened timber deck. The indoor-outdoor engagement, via stacker doors, creates a stylish, all-encompassing zone for relaxing, entertaining and dining. Privacy is paramount. Major improvements include electrical rewiring in the house and garage, re-plumbing, partial double glazing, and a new roof added two years ago. Full insulation in the ceiling, floor and all walls, plus a heat pump, heighten comfort. There is gas cooking. The bathroom is a modern space and bedrooms are quiet revamped retreats. Tasteful landscaping surrounds the home and provides a smart kerbside profile. The easily managed 402sqm freehold section has excellent off-street parking and a single auto garage. Kingsway Crescent is a family-friendly cul-de-sac in a superb Forest Lake location close to scenic Lake Rotokaeo and lake reserve. Minogue Park's netball courts, a BMX racing track, destination playground and miniature train railway are walking distance. Waterworld, Waikato Racing Club, Te Rapa retail and industries, as well as transport routes, are all effortlessly close. Call Melissa Wilton to view today on 021 157 3459.



Land area	402 m <sup>2</sup>
Floor size	99 m <sup>2</sup>
Rateable value	\$325,000
Rates	\$2,493.00



Melissa Wilton

☎ 07 853 0013

📞 021 157 3459

✉ [melissa.wilton@lugtons.co.nz](mailto:melissa.wilton@lugtons.co.nz)