



Sold



155 Cobham Drive, Hamilton East

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Your refreshed home is a template of how to do a renovation well. It shows what can be achieved when a sensitive approach to a character refurbishment is executed to an exacting level and new life is breathed into an older dwelling. None of your home's inherent charm has been diluted and some original features have been retained, including the brick fireplace. Fresh and appealing, and recognising the importance of outdoor living, your home delivers an enviable lifestyle in a very handy location. It is neatly tucked behind a gate on a large, leafy site close to Hillcrest shops, schools, cafes, sports grounds, Hamilton Gardens, the CBD, and expressways. Its warmth, comfort, indoor-outdoor flow, and big backyard will be enjoyed for decades to come. The renovation is the culmination of hard work undertaken over two and a half years. The roof was replaced only last year, and new paintwork, ceiling and underfloor insulation, a heat pump and HRV were installed in 2022. The heightened level of creature comforts is a huge boon. Other benefits include infinity gas hot water, an upgraded dishwasher, panel heaters, landscaped gardens, and extended fencing.

Land area	685 m <sup>2</sup>
Floor size	106 m <sup>2</sup>
Rates	\$2,966.00



Richard Hartles

07 838 3800  
027 3693 001  
richard.hartles@lugtons.co.nz  
<https://www.weisenchow.co.nz/>



Jono Hartles

07 838 3800  
027 606 5150  
jono.hartles@lugtons.co.nz