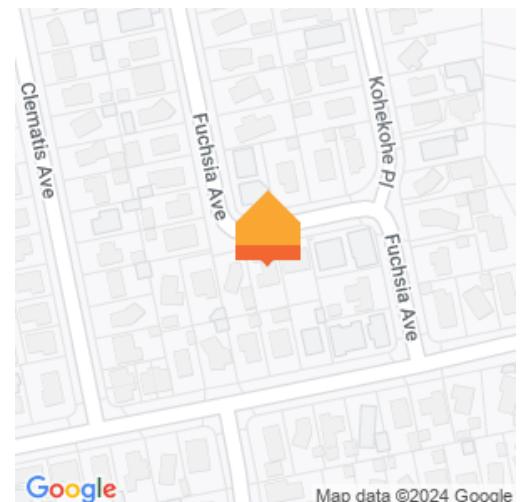


## 9 Fuchsia Avenue, Pukete



The vendors have fallen in love with another . . . so they have reduced the price of their home to sell. If you love river walks, want to be in the northern end of Hamilton then make sure you take the time to walk through this home. Built in the 1970's, this brick home has been modernised for family living. The spacious kitchen and dining area with kitchen island - great space for entertaining friends and family. Separate lounge that looks out over the street from the elevated position of the upstairs living, 3 bedrooms that also benefit from this elevation. Moving downstairs, not only will you love the studio room with ranchslider access, keeping it light and bright, but there is another room that was used as an office - would make a great hobbies room or keep as an office space for those that now work from home. Single internal garage, with room for a work bench and storage - all this packed into 160m2 of home. The hard work has been done - now you have the benefit of landscaping the outdoors and putting your personal touch on the indoors - with a full size section that is fully fenced - whether its space for children or pets - you have it all here. There is plenty of off- street parking and even space for a small campervan. So make sure you don't miss this opportunity. Call me now to view or make time to come through my weekend open homes. Heather Whyte 0272392751

Land area	666 m <sup>2</sup>
Rateable value	\$840,000
Rates	\$3,131.69



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