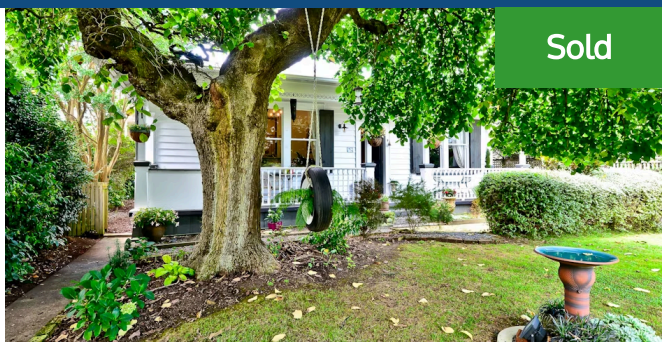
Lugtons

Your home is worth more with Lugton's



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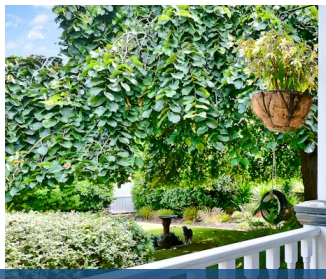

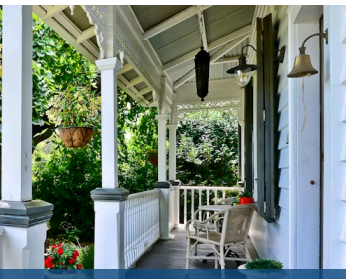

# 30 Goldsmith St, Cambridge

Here is your opportunity to own a character home, built of kauri in 1911 and hidden away on a tree-clad 885 sqm section only 1250 metres to the Cambridge CBD. Three double bedrooms, open-plan kitchen/dining and lounge, large modernised kitchen (with tuckaway pantry) and a large front verandah featuring a beautiful stained-glass front door. A warm and cosy home on those colder days, with a wood-burner, heat exchange system ducted to the bedrooms, underfloor and double ceiling insulation and timber window shutters providing extra insulation and security. Separate 28 sqm garage/workshop. If you need some relaxation, you can lose yourself in the beautifully manicured garden, featuring a timber walkway, extensive decking, spa pool enclosure (or summer house) and a huge elm offering welcome shade in the summer. Anyone looking for character, privacy, peace and quiet and a decent-sized section within walking distance of the town centre should not miss this one! LIM report available. Contact Tony Mills call free 0800 35 34 34 (text 021 35 34 34) for an appointment to view or come to a Saturday or Sunday open home. Auction to be held in Lugton's rooms, 1010 Victoria Street, Hamilton, on Wednesday 7 March 2018 at 12. 00 noon (unless sold prior).

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| **Land area** | 885 m² |
| **Floor size** | 118 m² |
| **Rateable value** | $540,000 |
| **Rates** | $3,098.00 |