



Sold



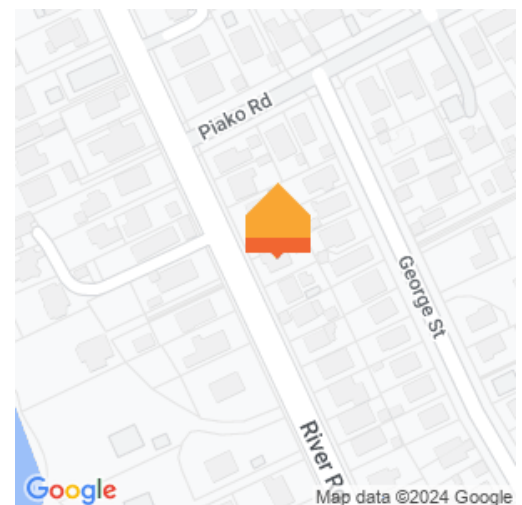
244 River Road, Claudelands

3 Bedrooms 2 Bathrooms 1 Carport

Tightly held by the same family for over 48 years, this cherished 1920s home is brimming with charm and appeal. Displaying all the comforts and style of yesteryear, the residence is brought to the market with original interiors in pristine condition. Boasting high ceilings, ornate details, and generously spacious rooms that provide ample scope for a transformation into a modern masterpiece. Neat and tidy kitchen and dining area, the separate lounge features a window seat offering a tranquil outlook. Three well-proportioned bedrooms, including a master bedroom with an adjacent sunroom. Well-maintained bathroom has a shower over bath and toilet. There is an abundance of heating options including two heat pumps, a gas heater, a fireplace, and a DVS system ensuring ultimate comfort throughout the seasons. The exterior has been recently repainted, enhancing the overall aesthetic. Enjoy your cup of coffee amidst beautiful gardens in the backyard. A double external garage equipped with workbenches caters to the handyman, complemented by ample off-street parking. Education options include Hamilton Boys and Girls High Schools, Hamilton East Primary School, Peachgrove Intermediate, and Marian Catholic School. Ideally situated, this property offers an impeccable location, inviting residents to indulge in leisurely strolls along the Waikato River, and with The Roaming Giant and Claudelands Park in close proximity. To download the property files please copy and paste the below link into your browser:

<https://www.propertyfiles.co.nz/property/244river>

Land area	569 m ²
Floor size	130 m ²
Rateable value	\$1,025,000
Rates	\$4,029.00



Jamie Barakat

07 853 0013

0274 285 426

jamie.barakat@lugtons.co.nz