

Sold



6E Clifton Road, Hamilton Central

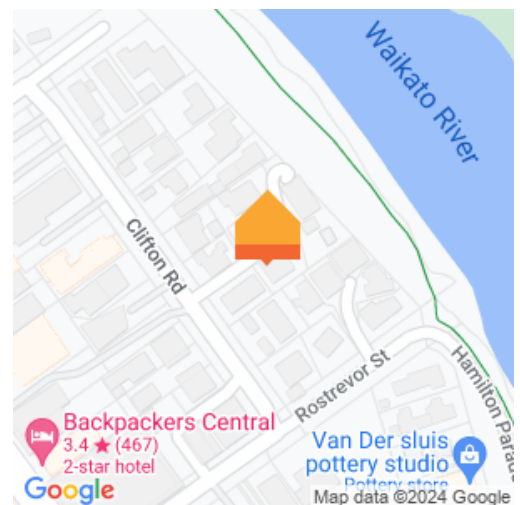
3 bedrooms, 1 bathroom, 1 car, 2 parking spaces



Chic inner city living with picture perfect outlook makes this townhouse a real catch. Decks on two levels gaze over the river to Miropiko Pa and set the tone for relaxed indoor-outdoor living and entertaining. Peel back the stacker doors and enjoy the fresh air, natural ventilation, and extended living zone. The open-concept layout fuses lounge, dining and kitchen areas into an effortlessly liveable environment. Smeg appliances, engineered stone counters, a large induction hob and a stylish splash-back make the quality kitchen a model of efficiency. A guest powder room and a master bedroom with a walk-in robe and tiled ensuite round off the first floor. One of the two downstairs double bedrooms opens to a scenic deck and picturesque elements also feature in the tiled bathroom where the tub soaks up river views. Laundry appliances and a second fridge are accommodated in carpeted double garage. Built in 2017, this upmarket brick and cedar townhouse is double-glazed, fully insulated and boasts instant gas hot water, a built-in sound system, and built-in a high-tech audio and video security system. Other perks include extra parking, Hamilton Boys' and Girls' High zoning, and proximity to nightlife, retail, hospitality, sports stadiums and river trails. Phone Kerry for viewing times. To download the property files please copy and paste the below link into your browser:

<https://www.propertyfiles.co.nz/property/711560005>

Floor size	156 m ²
Rateable value	\$980,000
Rates	\$3,722.00



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