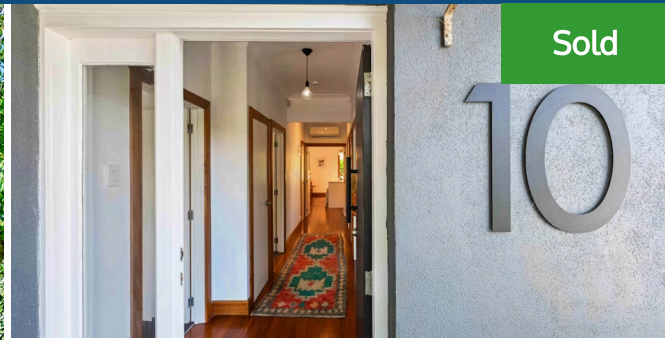




10 George Street, Claudelands

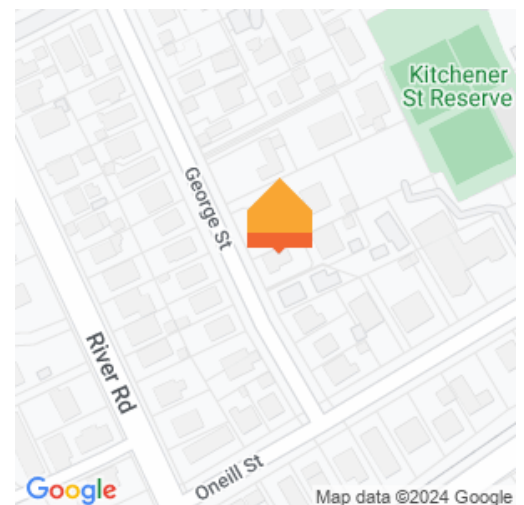


3 1 2

Instantly appealing this boutique residence combines spacious living with an inviting alfresco area, making it a prized offering in a family-oriented suburb. Sleek and functional across its 120sqm (approx.) floorplan, this gorgeous home provides an idyllic lifestyle within walking distance to Waikato River, Globox Arena, CBD and Roaming Giant. Open plan in design the kitchen and living area is enhanced by modern updates, beautiful wooden floors and plantation shutters. Extending on to the private outdoor deck, an ideal setting for socialising and has a spa pool for your leisure. Picturesque grounds and gardens frame the home creating a sense of seclusion and creates your own piece of paradise. Three bedrooms are carpeted, all with wardrobes. The master includes an ensuite. Family bathroom has been updated with floor to ceiling tiles, and a shower over bath. Great storage throughout including under house storage plus a single garage. Heating consists of two heat pumps and a DVS system. Resting proudly in a highly sought-after location, close to excellent schools including in zone for Hamilton Boys and Girls High Schools and within close proximity to Waikato River, parks and shopping amenities. To download the property files, please copy and paste the following link into your browser:

<https://www.propertyfiles.co.nz/property/10george>

Land area	556 m ²
Floor size	120 m ²
Rateable value	\$1,075,000
Rates	\$4,005.00



Jamie Barakat

☎ 07 853 0013

📞 0274 285 426

✉ jamie.barakat@lugtons.co.nz