



📍 45C Te Aroha Street, Hamilton East

Deadline Date: Tuesday 7th September at 3pm. Basking in sun and sequestered quietly off the street, this property is a fantastic find. Refreshed for modern life, the walk-in ready home is full of contemporary appeal and punches well above its weight. Enhanced by a fresh paintwork inside and out, this super-cute abode also benefits from a new electric hotwater cylinder, new carpet, kitchen, bathroom and ceilings in key areas. There is heat pump comfort, a deck for outdoor living, and no shortage of parking thanks to a double garage and a single carport. Living is a convivial open-plan with an outdoor mindset. There's a laundry room and three restful bedrooms, serviced by a pristine bathroom and separate toilet. The property's north-facing aspect and sunny backyard make it ideal for summer relaxation and entertaining. Fencing gives peace of the mind to the home tucked away at end of a shared driveway, which will be sealed. The location and Hamilton Boys' and Girls' High School zones can't fail to impress. From shops, eateries, supermarket, river and parks, to Claudelands Arena, the CBD, university and transport, so much is within an easy radius. A LIM Report and immediate possession are available. Call Melissa Wilton for your appointment to view on 021 157 3459. To access the property files, please copy and paste this link into your browser: <http://www.propertyfiles.co.nz/589980001>



Floor size

131 m²

Rates

\$2,615.00



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