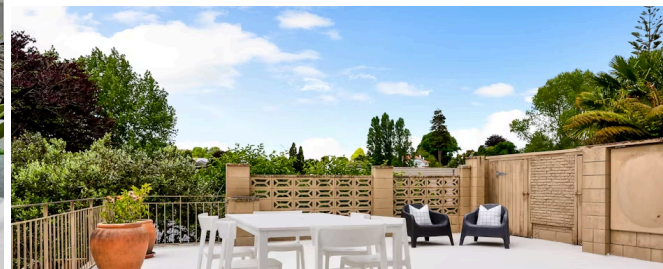


Sold



## 11A Hamilton Parade, Hamilton Central

The end of an era for one family and presenting unlimited potential to new owners, this inner-city property comes to market for the very first time. Built in the 1960s by well-known potter and arts aficionado, Melis van der Sluis, the carefully nurtured brick home nestles in a tightly held enclave on the west bank of the Waikato River. Tui serenade from the trees and glimpses of the river are seen from the huge sun-kissed deck. Downstairs has been tastefully renovated to include options for Airbnb income, a home business or dependent family members. The leafy central location, river aspect and proximity to city life and sports stadiums ensure constant demand from the accommodation market. Homeowners can dwell above on the first floor which is light filled, delivers easy comfort and liveability while offering scope to personalise should new owners want to stamp their own mark on it. Timber floors add lustre to the lounge and open plan dining area, and extensive outdoor living encourages open air relaxation and effortless entertaining. Large parties can be hosted with ease. The upstairs has been refreshed with new paint and the entire house is recarpeted.

 5  2  2

Land area	769 m <sup>2</sup>
Floor size	229 m <sup>2</sup>
Rates	\$5,026.02




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