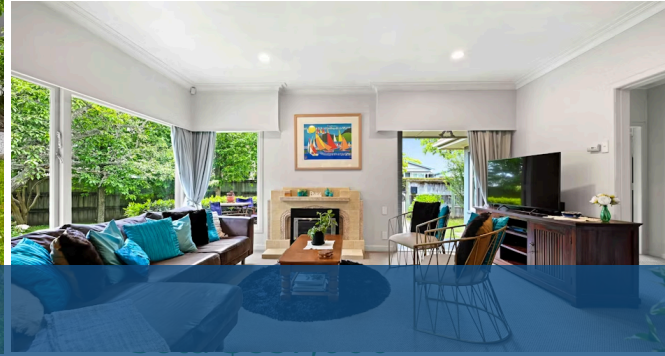


Sold



## 91 Cook Street, Hamilton East

Nestled in a private, leafy enclave, this charming 3-bedroom property boasts a generous 741sqm (approx. ) section and is situated within a highly sought-after school zoning. A golden opportunity waits for the discerning buyers seeking a tranquil yet conveniently located abode. Kitchen and dining area is enhanced by wooden floors and features gas cooking with a lovely outlook. French doors open to the private deck, basked in sunlight. The inviting lounge has a cozy gas fireplace. Three bedrooms, and the renovated bathroom showcases tiled floors, double basins and the toilet separately placed. A versatile rumpus room/sleep out creates an ideal teenager retreat or guest accommodation. Large level section is surrounded by lush trees and gardens, complemented by the external double garage and vege boxes. Positioned in a prime location, residences can relish the convenience of the newly established Made Marketplace, along with Galloway Park, Hamilton Gardens and array of amenities that Hamilton East has to offer. To download the property files please copy and paste the below link into your browser:

<https://www.propertyfiles.co.nz/property/91cookst>



Land area	741 m <sup>2</sup>
Floor size	172 m <sup>2</sup>
Rateable value	\$900,000
Rates	\$3,631.00



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