

## Your home is worth more with Lugton's







Motivated vendors - keen to talk!

This luxurious home was built in 2009 and is enveloped in privacy and magnificent views, and is impeccably maintained to the highest standard. The spacious family home is set amongst beautifully landscaped grounds with a paddock for the pet, all on a manageable 4777m2 of land. Inside, the soaring entrance foyer leads to spacious formal and informal living and dining areas, complemented with a kitchen that will satisfy any household chef. Superb quality extends to five bedrooms plus office and three bathrooms spread over two levels, with sunny balconies opening to magical country views. Double internal access garaging with attic storage and workshop space offers added value and convenience. Outdoors, entertain in style under the covered portico and BBQ area, looking out to the sweeping lawns, colourful established gardens, and pathways. As a bonus, the motorway to Auckland is only a short drive away. Ideal for families of all sizes or professional couples eager for a relaxed and secure lifestyle. This is elegance in one of Hamilton's top locations and will definitely impress. A thrilling home that has it all.

 Land area
 4777 m²

 Floor size
 315 m²

 Rates
 \$3,408.93

