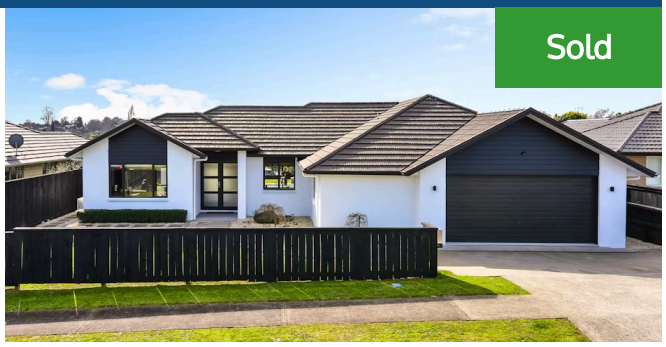
Lugtons

Your home is worth more with Lugton's







32 Ihimaera Terrace, Cambridge

Looking for your dream home in Cambridge? Then look no further, this is it! An executive plaster-over-cul-de-sac brick home, on a beautifully landscaped 1246 sqm section in the popular River Gardens subdivision, designed and built in 2012 to capture spectacular views of the Waikato River valley and Cambridge to the north. Featuring a stunning 3. 0 metre high-stud entrance looking straight through to the views, this 244 sqm house includes a separate lounge/media room, spacious 2. 7m stud living/dining area opening to a sheltered portico, a functional kitchen (with granite benchtops, Smeg appliances and walk-in pantry), separate toilet with hand-basin and separate laundry. The generous-sized main bathroom boasts a brand-new shower and vanity. Plenty of room for everyone here, including four double bedrooms (main with ensuite and walk-in wardrobe) and a separate fifth bedroom that could be used as an office or hobbies room located in the internal-access double garage plus adjoining workshop/storage area. Adding to the appeal of this fantastic family home are modern features such as double glazing, heat pump air-conditioning, continuous gas hot water, LED lighting and ultrafast broadband fibre. Here is your opportunity to own an impressive home, beautifully positioned for the sunshine and one of the best views in Cambridge!

Contact Tony Mills call free 0800 35 34 34 (text 021 35 34 34) for a private appointment to view or come along to a Saturday or Sunday open home. Auction to be held in Lugtons rooms, 1010 Victoria Street, Hamilton, on Wednesday 28 August 2018 at 12. 00 noon (unless sold prior).

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Land area	1246 m²
Floor size	244 m²
Rateable value	$780,000
Rates	$3,490.00

