Lugtons

Your home is worth more with Lugton's

3 Newall Street, Hamilton East

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Land area	748 m²
Floor size	104 m²
Rates	$2,530.76

Your renovated home provides unique character and convenience. Embracing a large sunny site in a local cul-de-sac, the north-facing ambience provides warmth to your indoor-outdoor living. Built in the 1940s with an all-rimu features and native timbers, your three-bedroom home combines integrity with modern updates and the comforts and efficiency of a heat pump, a ventilation air system, gas infinity hot water and recessed LED lights throughout. Decor has been contemporised. Social open plan living is augmented by a laundry/scullery and a huge entertainment deck overlooking the spacious backyard. The stainless-steel kitchen is plumbed for refrigeration and has a breakfast bar for meals on the go. Alfresco dining will come to the fore over summer. Your fully fenced, child-friendly section is family-sized for quintessential Kiwi outdoor living. It houses a single garage and garden shed and has big play areas for kids. Your home sits behind a traditional white picket fence lined with flowering cherry trees that look an absolute picture in blossom. You're in the hub of Hamilton East life, close to cafes and river, CBD and Hamilton Gardens. School zoning is for coveted Hamilton Boys' High.

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