



2 Irene Crescent, Dinsdale



In one careful, forward-focused family right off the bat, this sensational 1979-built home has been lovingly nurtured and kept vibrantly modern and eco-friendly for its next generation of owners. It zeroes on the things that make family life comfortable, functional, economic and well-balanced. Solid brick construction gives strength of character, site-specific architecture allows an elevated outlook and the location places occupants conveniently close to schools, shops and CBD. The renovation leaves no stone unturned. Touch screen technology means the near new heat transfer system is effortlessly operable, DVS keeps the home dry and the heatpump hot water system reduces monthly costs to a minimum. Quality thermal-backed curtains and underfloor and ceiling insulation help guard against winter chills while two quality Fujitsu heat pumps promise year-comfort. There's tinted glazing in key areas upstairs, new first-floor carpet and LED lights throughout. The fully renovated black granite kitchen is a chef's haven with European appliances and the renovated upstairs bathroom is on trend. The home sits on a basement with a single internal access garage plus second living area, bedroom/rumpus, kitchenette and full bathroom. It is superbly configured for teens, extended family, the rental market or holiday accommodation. The landscaped section beckons for outdoor entertainment. It contains an above-ground 10,000L swimming pool on a concrete pad, a two-year six-person spa and large private entertainer's backyard and patio. Recent fencing provides good privacy and safety, and two large garden sheds that offer close to 20sqm of storage. New owners will enjoy the warmth, efficiency and cost-saving elements of this appealing home that lies just metres away from Aberdeen School and a seven minute walk to Fraser High. Hamilton central is a quick 4km drive.

Land area	794 m ²
Rateable value	\$540,000
Rates	\$2,868.80



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