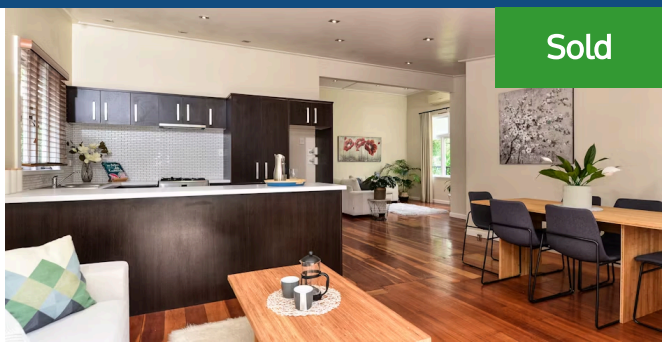
Lugtons

Your home is worth more with Lugton's





Sold



115 Albert Street, Hamilton East

Calling all Villa Lovers! Welcome Home to 115 Albert Street. . . a pretty tree-lined street in Hamilton East. This delightful home has 3 good sized bedrooms. . . . with ceilings so high. The kitchen has been modernised, so you can move on in and focus on the easy stuff. With a splash of paint you could decorate her into the milleniium. With brand new carpet, a new gas hotwater califont, 2 heatpumps,fancy clawfoot bath, and a brand new compliance certificate for all the electricals - this is an easy "YES". The owners fell in love with Albert Street immediately - they love villa's, say that the wide street was appealing, the proximity to the City was perfect, say its quiet, peaceful and if you like spaciousness - the high ceilings are an added feature. The outside room could be repurposed - maybe a salon? Hobbies room? Home office? Workmans shed? - either way, its cute and needs a new lease of life. The back yard enjoys wonderful afternoon sun, and the front is just perfect for the family, or maybe add a garage? School zones include: Hillcrest High, Berkley Intermediate, Peachgrove Intermediate, Hamilton East and Knighton Normal Primary - you have the best of all grades. Get set to invite your family over for Xmas Dinner at your house. . . call Lisa Sigley on 021722281 to view today. www. lisasigley. com

PROPERTY FILE; please copy and paste this link to download files - https://drive. google. com/drive/folders/1jJg8bBqUeYmcwDs85Odd-4mvrElfX4Ar?usp=sharing

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Land area	644 m²
Rateable value	$620,000
Rates	$3,210.00





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