



## 13 Boundary Road, Claudelands



Full of personality, this renovated Claudelands bungalow lays on the charm, has a modern mindset and city fringe benefits. Just metres from Whitiara Bridge, the property makes walking to supermarkets, CBD, sports stadium and river trails easy. The home happily nests behind a traditional picket fence on a landscaped 445sqm section with garaging, parking and a sun-kissed backyard that beckons for outdoor entertaining. The interior embraces open concept living and has a great relationship with the deck. Three double bedrooms provide ample accommodation, and the master has an ensuite. The home retains oodles of retro glam and delivers the convenience of gas cooking and year-round comfort via a heat pump. Lustrous native timbers add a rich glow and the plethora of character features are a tribute to 1930s craftsmanship. Hamilton Boys' and Girls' High zoning holds great appeal to families. Contact Team Terry Ryan today to arrange your private viewing. For more information about the property, please copy and paste the link into your browser: <http://www.terryryan.co.nz/13-boundary-road/>



Land area	445 m <sup>2</sup>
Floor size	134 m <sup>2</sup>
Rates	\$3,216.00



### Terry Ryan

 07 855 0550  
 021 909 978  
 [terry.ryan@lugtons.co.nz](mailto:terry.ryan@lugtons.co.nz)  
 <http://www.terryryan.co.nz/>

