Lugtons

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11 Bledisloe Terrace, Hamilton East

Introducing this gorgeous 1940's bungalow situated in the popular and trendy Hayes Paddock, within minutes' walk to the Waikato river walkway/cycle way. Known for its part of the heritage precinct developed originally as a garden suburb, this 4-bedroom character delivers a surplus of lifestyle benefits in a fantastic central setting with ample school zoning. Showcasing a perfect blend between old and new, the fashionable neutral decor complements the original characteristics of the home. Flooded with natural light the large open plan kitchen and living space creates a social and relaxed atmosphere for entertaining friends and family. Large doors open to the wrap around deck overlooking the picturesque backyard. Four comfortable bedrooms all with wardrobes and the master bedroom features an ensuite. An office is separately placed off the living area. Well-appointed family bathroom has a shower over bath and a separate toilet. Occupying 902sqm of land, the tranquil backyard rests in an elevated position with a variety of fruit trees, vegetable and herb gardens and chicken coop all surrounded by established trees and gardens. Single garage plus there is additional off-street parking. Positioned in a prized location only minutes to Wellington Street Beach, Waikato River and the award-winning Hayes Common Cafe. Close proximity to the CBD and zoned for Hamilton Boys' High and Hamilton Girls' High Schools making this home an excellent lifestyle choice.

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Land area	903 m²
Floor size	145 m²
Rates	$3,515.00





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