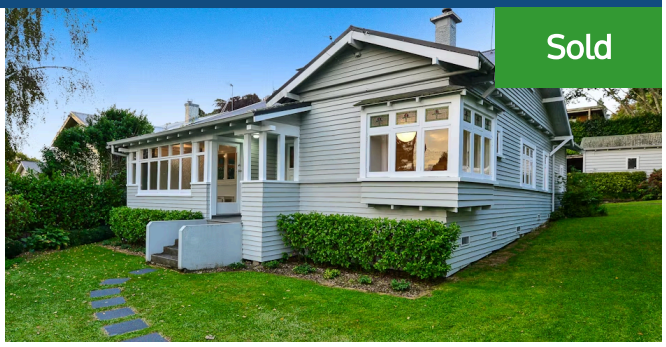
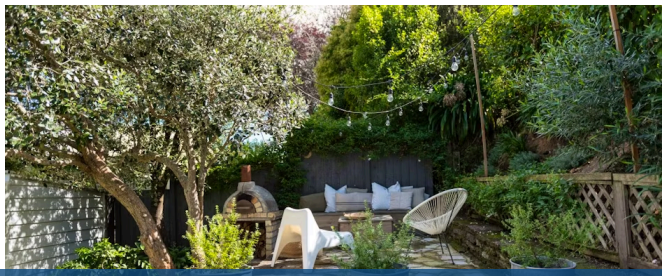
Lugtons

Your home is worth more with Lugton's







334 River Road, Claudelands

Full of kerbside charisma, this period home lies in a boutique location close to town and in zone for coveted schools, including Hamilton Boys' and Girls' High. Hugely appealing, the heritage home's attractive street presence is matched by a superior character finish. Signature vintage features blend with quality modern updates in this beautifully presented bungalow. Built for Hamilton's postmaster in the early 1900's the home includes a warm and inviting living area and a quality kitchen, with a 900mm oven and gas hob, overlooking the dining area. The front porch welcomes you into the immaculate high stud interiors that encompass a sunroom/office, three family bedrooms, a spacious lounge and separate laundry which includes a shower and second toilet. Highlights include beautiful leadlight windows and a master bedroom and lounge with antique lights imported from France. There are two fireplaces, including an ornamental one in the dining/family zone and a fully functioning fire in the lounge for toasty winter living. Further comfort is provided by gas central heating. An outdoor entertainment area has been sculpted into the 732m2 landscaped grounds which are fully fenced. This leafy niche has a pizza oven and can be lit at night for intimate alfresco dining and entertaining experience. There is a garage plus a carport on site and fruit trees flourishing in the gardens. The alarmed home displays the best in craftsmanship of its era and has withstood the test of time. Modern enhancements have not only added value but ensure the home's legacy continues well into the future. Along with its storybook charm, this picturesque bungalow has all the elements for a fantastic central city lifestyle.

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Land area	732 m²
Floor size	158 m²
Rates	$3,305.00

