Lugtons

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7 Rawlings Street, Bader

4 1 2

Privately sequestered inside a fully fenced and gated on a flat, sunny 708 sqm freehold section, this beautifully renovated boutique home offers a welcome step back from the city bustle. As lovely to look at as it is delightful to live in, the home combines four bedrooms and two bathrooms (master with ensuite) with beautifully renovated (new kitchen, new paint, new vinyl, bathroom tiles, new entrance beside the kitchen, garage transformed into 2 rooms) and spacious open plan living peeling out to a beautiful decking suitable for quiet relaxation and afternoon BBQs. Compact easy-care lawns provide the extra room over for the kids and pets to play. Alternatively, take a short drive across to the Melville Skate Park and Hamilton Roller Skating Club for the kids to burn off energy on the playground. So secluded and private, it's easy to forget this urban sanctuary is still only a leisurely short stroll into the Waikato Hospital, CBD's retail, eateries and entertainment facilities. Beautifully presented inside and out, this property will beckon interest from professionals needing proximity to the Hospital, city amenities or families seeking space, comfort and privacy. A lovely home on an idyllic section and exceptional value for the city-side location. For an information pack copy and paste the below link on your web browser:-

https://www. propertyfiles. co. nz/property/521170001

Land area	708 m²
Floor size	165 m²
Rateable value	$490,000
Rates	$2,543.94



ACT NOW Call JACK on 0800 TM JACK | 0212299779.



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