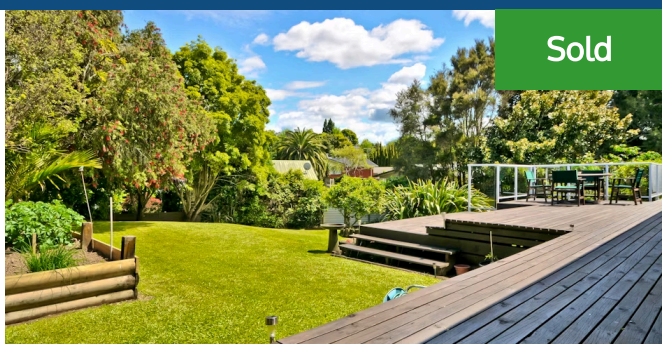
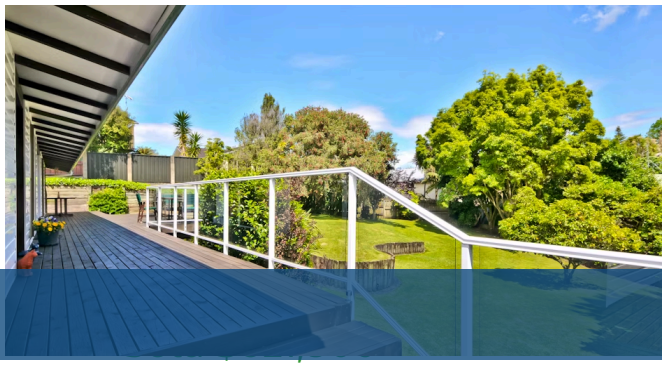
Lugtons

Your home is worth more with Lugton's





Sold



12A Houchens Road, Glenview

First time on the market in 26 years . . . this home has had a gentle life and immaculate is an understatement. Perfect for families or those relocating from a rural lifestyle, who desire space, privacy and a healthy outdoor lifestyle, this well-presented home is a secluded retreat nestled in a park-like 1227m2 environment. It delivers a superb synergy of country-like freedom in an urban setting. The freehold section is a rare find in the handy Glenview suburb. Most rooms open to decks for very convivial indoor/outdoor living and relaxation. The picturesque rear deck runs the full length of the home and links with the double garage, which has two huge storage rooms and great potential for a home office, craft/hobby room or just an extra play space for the little ones. The deck overlooks the expansive, sunny lawns and verdant setting to offer an ideal spot for alfresco living and watching the kids play. Interiors have a rustic ambience in keeping with the natural surrounds. The master suite is a tranquil retreat away from the family bedrooms. Well-appointed, it features an ensuite, walk-in robe and deck access. Three bedrooms and a family bathroom occupy a separate wing, while living, meals and kitchen comprise the heart of the home. This spacious communal zone sits under a high pitched ceiling, has a series of sliders for easy outdoor access, and a light, uplifting atmosphere. The gas fireplace creates a sense of warmth and intimacy over winter. Brought to market in very tidy condition, the property is fenced, gated and child-friendly. The grounds are neatly retained and terraced grounds, and there is good off-street parking. Close to Waikato Hospital, Hamilton Airport and a quick run into the CBD, Glenview is conveniently sited and popular with families.

4 2

Land area	1277 m²
Floor size	182 m²
Rateable value	$450,000
Rates	$2,982.00

