



📍 29A Oakley Avenue, Claudelands

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This Claudelands character offers location gains, affordability and opportunity to add value. Nestled on a mature site, the home welcomes sun, delivers good modern comforts and school zone benefits. A family can relax in an environment laced with retro charm and offering the easy liveability of separate dining and living areas, three bedrooms, two bathrooms and a large entertainment deck at the rear overlooking the sun-dappled backyard. Polished native timber floors add lustre to the interior which boasts gas fires, heat pumps, an HRV system and ceiling insulation. There is a feeling of space throughout, generous bedroom sizes, and a well-appointed kitchen. One of the city's earliest settled suburbs, Claudelands has unique character and is sought for its centrality and convenience to the CBD, river, transport and Claudelands Park and Arena. Zoning for Hamilton Boys' and Girls' High School is a further drawcard. Please go to www.terryryan.co.nz to download any further information you may require.

Rateable value \$415,000
Rates \$2,868.01



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