Lugtons

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Sold



23 Argyle Street, Hamilton East

In a boutique location, this three bedroom plus office family home is in the heart of Hamilton East character. The well-established suburb, graced by some beautifully preserved period homes, has superb convenience in terms of schools, hospitality, shopping, transport and recreation. This gorgeous home certainly adds to the period elegance of the neighbourhood. Built circa 1930-1939, its concrete composition was a popular construction material during this period. Identified by thick walls, deep window sills and door reveals, the industrial nature of when concrete lent itself well to modernist architecture. Vintage features are beautifully showcased in the home, which is full of panache and individuality. Native timbers give a feeling of substance and provide a rich glow to floors and joinery. French doors and a profusion of glazing in the family room create a warm intimacy with the outdoors. The kitchen has been modernised in empathy with its surrounds including quality appliances, and is a focal highlight of the open plan dining/living zone. Carefully constructed outdoor zones are ideal for alfresco entertaining and leisure. A family can future-proof their children's education as the area is zoned for Hamilton Boys' and Girls' High, Hamilton East Primary, Marian Catholic School and Peachgrove Intermediate. Boys' High School is footsteps away at the end of the street. Hard to beat for character and convenience, popular Hamilton East has great cafe culture, restaurants and bars. The local supermarket is easy walking distance, and the CBD, Waikato University and commuter routes are close. Lifestyle attractions include Claudelands Park and Arena, Parana/Memorial Park and the AJ Seeley Reserve, which is an exemplary gully restoration.

3 1 2 1

Land area	721 m²
Floor size	202 m²
Rates	$3,322.00

