



📍 150A Ellicott Road, Newton

Poised for the scenic outlook and beautifully renovated for modern living, this home is oh-so inviting. Its light, spacious interior is tailored to family needs and the downstairs flat conversion caters to extended family or older teens. Income could also be derived from it. The flat contains a lounge, bedroom, bathroom and kitchenette for snacks and refreshments. It is not consented for cooking. Upstairs is a smorgasbord of social and private space. The open plan domain is the hub of family living and entertaining, and three bedrooms, serviced by a modern bathroom, are restful sanctuaries. The elevated, full-length deck is the perfect spot for relaxing and admiring views over Hamilton and the stunning Hukarimata hills. This picturesque background invites homeowners to sit back and enjoy their surroundings. The outlook is an easy conversation starter when entertaining. There's plenty of on-site parking, ample room for outdoor play, and good off-road positioning. The double garage is internally accessed. All levels of schools are handy, and zoning includes Aberdeen Primary. Refreshed and full of appeal, this property is ready for immediate enjoyment. Download the property files here: <https://www.propertyfiles.co.nz/property/731350003>

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<b>Rateable value</b>	710,000
<b>Rates</b>	\$2,900.29

