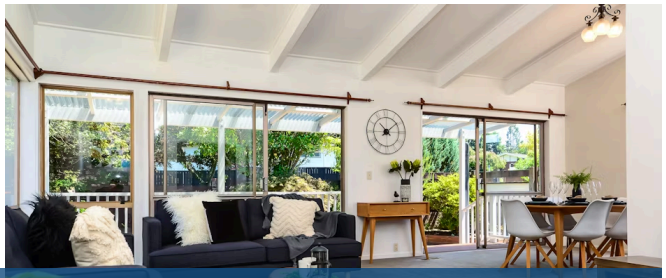
Lugtons

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44 Aurora Terrace, Hillcrest

In the heart of the university precinct and walking distance to all levels of Hillcrest schools, this spacious five bedroom home comes to market newly refreshed. The comprehensive renovation includes a repainted exterior, new roof, new guttering and a stylish new kitchen. Skim-coated walls are a blank canvas for your personal finishing touches. Sun pours into the crisp modern interiors. The 212m2 (more or less) floor plan spans several levels, with bedrooms scattered throughout and a master suite on the topmost tier. Living, dining and kitchen comprise a large seamless family zone that encourages warm social interaction and outdoor entertaining on a wide covered verandah. The kitchen boasts a new 900mm oven and gas hob. The first level is devoted to sleep and study. It contains three family-sized bedrooms, a study and full bathroom. There is double internal access garaging, a separate laundry and a fifth bedroom with a toilet. Plumbing and space allow for a fourth bathroom. The fenced and gated sun-dappled 743m2 (more or less) section is graced with mature trees and flat lawns, and has a strong pull towards spending time outdoors. Urban amenities are impressive. Masters Avenue and Cambridge Road shops are an easy walk. Parks, library, medical and uni campus are also a stroll away. The area is serviced by good public transport and moments from major commuter routes for getting around the city or out of town with ease.

5 1 3

Land area	743 m²
Floor size	211 m²
Rateable value	$610,000
Rates	$3,023.00





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