



92A Cook Street, Hamilton East

This home charms you with its history, character and all-round convenience. Built in the 1920s and originally used as the local church hall, your home has not only seen a lot of life, it has evolved into a very liveable three bedroom dwelling enhanced by modern updates. A front porch provides kerbside appeal, shelter for visitors, and a restful nook to watch the world go by. Interiors sit under high stud ceilings and have the warm glow of native timbers throughout. Bright, versatile open plan living forms the heart of your endearing home. This sunny environment combines a well-appointed kitchen featuring a 900mm gas hob and oven, Bosch dishwasher, appliance garages and central island. French doors ease onto an entertainment deck set in a groomed section. A spacious modern bathroom services the family bedrooms. There is also a study and the practicality of a double auto garage, which houses the laundry and an internal clothesline. State-of-the-art guttering was fitted just nine months ago. Large veggie boxes encourage sustainable living, while mature plantings, both in the section and on the berm, add colour and aesthetics.



Land area	533 m ²
Floor size	151 m ²
Rates	\$2,734.42



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