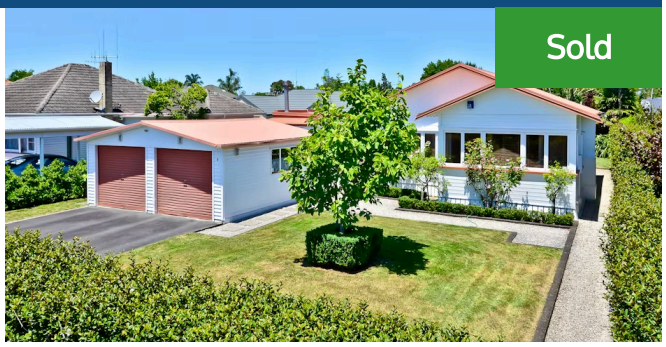
Lugtons

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6 Pearsons Avenue, Claudelands

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An impeccable and charming carefully modernised 1920's residence on Pearsons Ave represents value for families of all ages in today's modern environment. There has been an extension done on this home of a generous size living room for your family to enjoy the comfort and spaces. They will also love the gas fire with schist surround - perfect for those winter days. A set of French doors opens to a sail covered portico area to relax in a private environment. The functional and well planned kitchen has windows opening directly onto an exterior servery to make entertaining a breeze and oodles of storage. Gas cooking will be a pleasure to cook with. The dining room is off the kitchen inviting lingering over the meal. Family and friends will constantly engage with the outdoor area, providing a huge wooden deck on a king size back yard for socialising, parties, bbq's and all sorts of fun. There are four bedrooms. The main bedroom is offering an extra cosy corner for couples to catch the atmosphere of restfulness while in their elegant room. Separate laundry area and double auto garage. The freehold 946sqm (more or less) section is tastefully landscaped with all seasonal flower gardens and irrigation system designed for minimal up-keep. New owners will benefit of this home which is in walking distance of Claudelands Event Centre, Countdown Supermarket and highly regarded private Southwell School. The property is well linked to public transport, zoned for HBHS & HGHS with easy access to Waikato University & the CBD. LIM report available.

Land area	946 m²
Rateable value	$630,000
Rates	$3,563.41





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