

## Your home is worth more with Lugton's







## O 3 Ballantrae Place, Huntington

Maximising sun and privacy, your family-friendly home is a delightful oasis in a quiet, friendly cul-de-sac neighbourhood in the heart of Huntington. It nestles in a landscaped child-safe environment which encourages an indoor-outdoor lifestyle. Living, master suite and courtyard all interact with nature. Your carefully lived-in home enjoys a north-facing aspect, is crafted for relaxed family living, and is hugely appealing in terms of lifestyle and convenience. A vaulted entrance welcomes you indoors to a single level, well-configured layout encompassing four bedrooms, pristine tiled bathrooms, and a granite kitchen with high-end appliances. Your double garage houses the laundry and has a work bench. Gas ducted heating and gas infinity hot water add value. The tidy gardens have recently been re-barked and the lawns are designed for easy mowing. Fruit trees, citrus and berries offer good pickings. The addition of an eco-friendly rain-water collection tank means your gardens and lawns can flourish all through the year and you'll be unaffected by Hamilton's propensity to summer drought conditions. The Ballantrae cul-de-sac is a short walk to the local park, Huntington's network of gully trails, and bus-stops on Huntington Drive.





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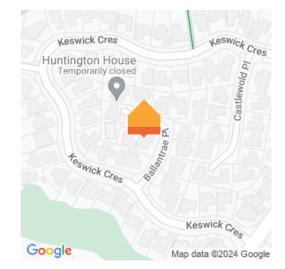








Land area $651 \, \text{m}^2$ Floor size $200 \, \text{m}^2$ Rates\$3.652.70





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