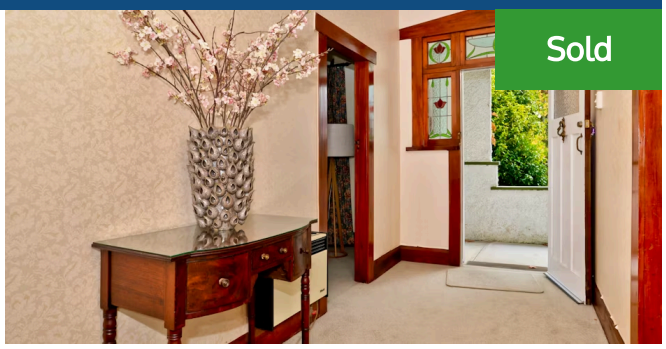
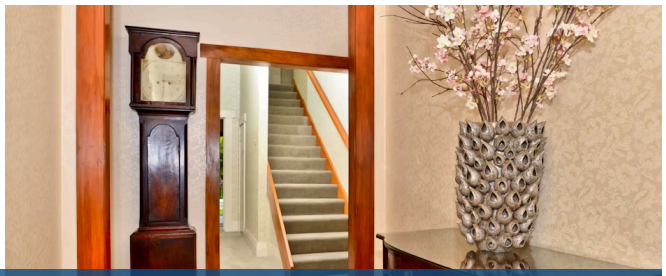
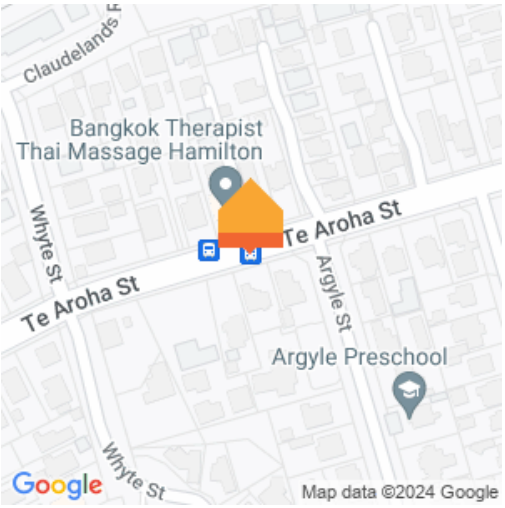




52 Te Aroha Street, Hamilton East

4 2 1

The way we were, a character home full of nostalgia and charm with memories of a bygone era. Built in the 1920s on a lovely 1012m2 section, when everyone owned a big section and kids played outside all day, there was room for pets, and a big garden, life was at a slower pace, the perfect family environment still enjoying all the benefits, plus being so close to the Central City. Wide hallways welcome you on arrival, dated interior but loaded with personality and atmosphere with an abundance of character features. Classic high stud, with batten and plaster ceilings, leadlight windows, 2 original feature fire surrounds, french doors. A heat pump, wood burner, and open fire provide comfort for all seasons. An addition of a further 2 bedrooms upstairs in 1984 by the current Vendor has created a very comfortable family home which now includes a separate formal lounge, dining family room, kitchen with breakfast nook, 4 bedrooms, 2 bathrooms (one that combines with the laundry). A reading nook for bookworms with huge storage for book collections, plus large attic space. A sheltered covered veranda at the front and a covered patio at the rear provide relaxed spaces for outdoor living, entertaining and leisure while watching the children splash in the inground pool, or play in the garden, mature trees and shrubs give shade and privacy. Large double garage plus double carport. A home to be enjoyed, loved, just as it is, yet with great potential to refresh-renovate-refurbish-to explore your creativity and vision. Establish a sound investment for your future when time and funds permit. So convenient, zoned Boys and Girls High Schools, Peachgrove Intermediate, Hamilton East Primary School, close to Waikato University, public transport. Lim Report available, call Lynn Green to view now.

Rateable value	$540,000
Rates	$3,431.86