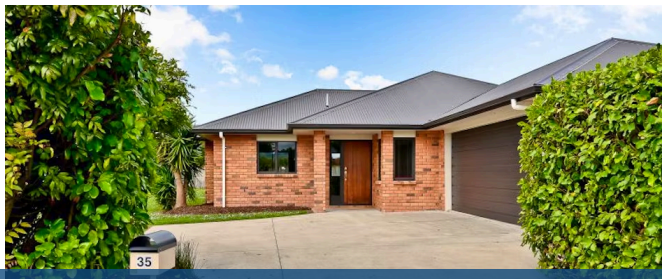
Lugtons

Your home is worth more with Lugton's







35 Madison Street, Cambridge

4 1 2

Move-in ready, this easy care modern brick home is crafted for relaxed living and is all set to welcome a new family. The comfortable interiors feature a practical layout with the design focus on open plan living. There is plenty of communal space to enjoy with family and friends, as well as seamless flow outdoors to a large, private yard. Kids have oodles of room to play. Four double bedrooms, including a full master suite, provide ample accommodation for a busy, growing family. The home sits at the end of a quiet cul-de-sac in handy reach of schools, parks, the town belt and major transport routes for frequent commuters. It comes with heat pumps, quality kitchen appliances, double internal access garaging and a restful outlook to the Te Miro hills. Value can be added through further landscaping, if desired. The emphasis currently is on simplicity. Cambridge is Waipa's fastest growing centre in a region that expects a 12 per cent population growth by 2022. In recent years, Cambridge has emerged to become the preferred lifestyle choice in the Waikato with an estimated 20 per cent of residents working in Hamilton but living in Cambridge. The development of rural and retail services, improved roading systems and a wealth of destination attractions make it a very appealing town to raise a family in. This home represents an amazing opportunity, so call Chip or Rose today direct on 07 8557510.

Land area	925 m²
Rateable value	$730,000
Rates	$3,450.78





Chip Humble

07 855 7510

0274 752 349

chip.humble@lugtons.co.nz