



## 10 Mooney Street, Nawton

This 4 bedroom home has been lovingly cared for by its current owners, who have completed many renovations and updates including both the kitchen and the bathroom. With the difficult and costly work done, you can move in and immediately enjoy. A few personal and finishing touches will really make this home your own!



Land area	706 m <sup>2</sup>
Floor size	139 m <sup>2</sup>
Rates	\$2,570.00

Outside you'll find a generous rear section perfect for kids, pets or family gatherings, not to mention a deck built with the summer weather in mind. Double garaging has been converted to create a generous workshop or home gym area, separate to a well presented hobby room that includes full insulation, heat pump and other goodies. Located right on the shoulder of the Nawton suburb, you'll enjoy the super convenient location without the hustle and bustle of the suburb centre. A stones throw to the main road, you'll find such quick access to The Base shopping centre, the CBD or access to the other side of the river. Local amenities include Hamilton Zoo, Avalon Medical Centre, Anytime Fitness, Countdown Nawton and newly re-developed Dominion Park. Property files available here: <https://www.propertyfiles.co.nz/property/594680001>



Nick Earney

📞 07 838 3800

📱 022 402 4902

✉️ [nick.earney@lugtons.co.nz](mailto:nick.earney@lugtons.co.nz)

