



📍 24 Te Aroha Street, Hamilton East

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CONTACT LISA NOW TO SECURE YOUR PRIVATE VIEWING TIME:

Welcome to 24 Te Aroha Street. . . Just seconds to the shops. With period features still found, you'll love your 1930's 3 bedroom home on 832m². There's more you can do to either add value, or make for a lovely home right in the heart of Hamilton. Walking distance to Hamilton East Primary, Peachgrove Intermediate or Boys High. . . and a bike ride to Hamilton Girls High. The city with all its restaurants is just over the bridge. . . Or a night at our Claudelands Event Centre. Just metres away you have cafes, shops, gifts and Pizza. Council rules around this area come under the Hamilton East Character overlay . . . although you have room to add a garage or an ancillary dwelling? This lovely home has an HRV, gas heating, insulation top and bottom, repainted ceilings, a new roof 10 years ago, native timber floors too. . Your options are only limited by your imagination. . . so grab your mortgage broker, and be ready for your new character home in Claudelands. Call Lisa Sigley on 021722281 to view today. www.lisasigley.com

For an information pack copy and paste the below link on your web browser

<http://www.propertyfiles.co.nz/property/24TeAroha>

Land area	832 m ²
Floor size	100 m ²
Rateable value	\$560,000
Rates	\$3,230.00



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