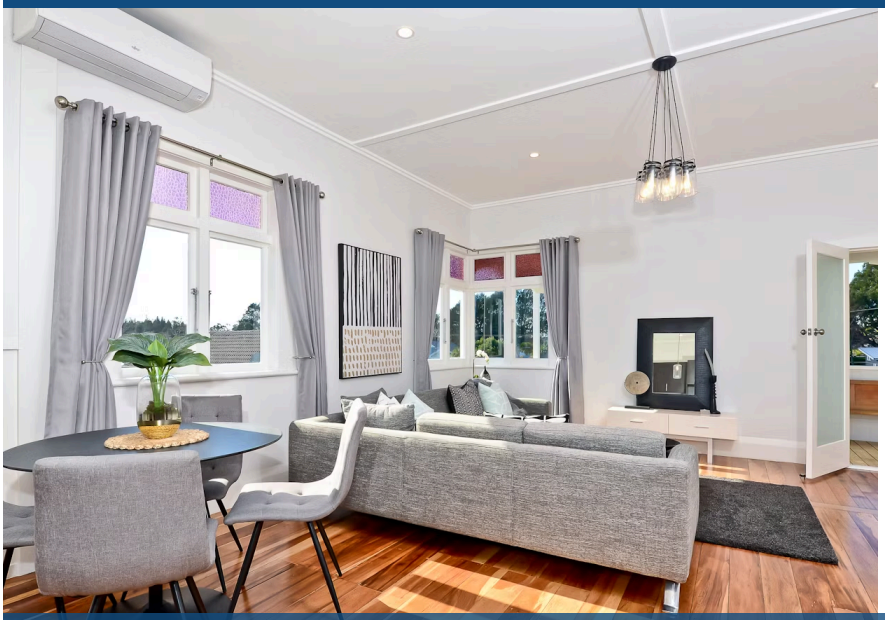
Lugtons

Your home is worth more with Lugton's







11 Walsh Street, Forest Lake

This masterfully-crafted redesign of a Californian bungalow delivers a premium family lifestyle in a great central location. Melding artful flair with traditional period details, an absolute haven for those looking for a home that excels in space, character and modern comforts. Immaculately presented and offering plenty of kerb-side appeal - this home demands inspection. A covered veranda welcomes you and opens into the spacious family living zone, which effortlessly links to the dining and kitchen space. This light-filled living hub embraces an entertainers' kitchen, meals and casual relaxed living. The fourth bedroom off this space, allows a multitude of options for a theatre room, kids rumpus, or second living space. The recently completed renovation has been a labor of love and offers more than meets the eye, with extensive exterior and interior work completed, including additional comforts such as insulation underfloor and ceiling. Top quality appliances, surfaces and attention to detail are evident and must be viewed to be fully appreciated. The master bedroom and additional bedrooms offer spacious zones for the whole family. The character rich home is framed by tastefully landscaped grounds that have been meticulously tended to offer picture postcard appeal. There is ample room for outdoor play, entertaining and visitor car parking. The location places you in one of Hamilton's most up and coming suburbs, known for its proximity to town, easy access to Hamilton shopping hub, Te Awa The Base and strolling distance to Lake Rotokaeo, Hamilton netball courts and the very popular BMX track. A road with very minimal traffic will give families piece of mind, with the front yard offering huge play space or potential for further development. An absolutely demanding home that will be treasured by its lucky new owners, Call Libby Buchanan today to view 022 0644 556

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Land area	870 m²
Floor size	114 m²
Rates	$2,034.00

