



Sold



## 97B King Street, Cambridge

Looking for an ultra-easy-care home and garden in Cambridge East? Then hurry to view this fastidiously renovated brick & cedar townhouse, set for the sun on a 350sqm section with its own freehold title. Here is your opportunity to live in a sought-after central location, an easy walk to parks, shops, schools and handy to the Waikato Expressway for a quick commute to Hamilton. Perfect for busy professionals, retirees, singles or couples and smaller families. All the hard work has been done here, completely repainted inside and out, including the roof with modern new spouting and downpipes, new clothesline, large garden shed and a securely fenced paved and pebbled courtyard. Offering a generous 120sqm of floorspace (including garage), this immaculately presented home features light and bright open-plan living areas, an upgraded kitchen (brand-new dishwasher, waste disposal and sink unit), two double bedrooms, a fully tiled ensuite (wet-floor shower, new toilet and vanity unit), a family bathroom (new bath, plumbing and vanity top), a new separate toilet and a convenient walk-through laundry. Comfortable living here, with ceiling and wall insulation, heat pump air-conditioning and Moisture Master Ventilation ensuring fresh air and a steady temperature all year round. A ranch-slider flyscreen, new carpet, curtains and blinds and new LED downlights add to the attraction. An extra-wide single garage with auto door and internal access provides security and convenience, with room for two more vehicles to park outside. To be auctioned in Lugtons rooms, 1010 Victoria Street, Hamilton, on Wednesday 7 December 2022 at 12.00 noon, unless sold prior. Pre-auction offers welcome. LIM available. Contact Tony Mills for a private viewing or come along to one of our Saturday or Sunday open homes.



Land area

350 m<sup>2</sup>

Rates

\$3,423.74

