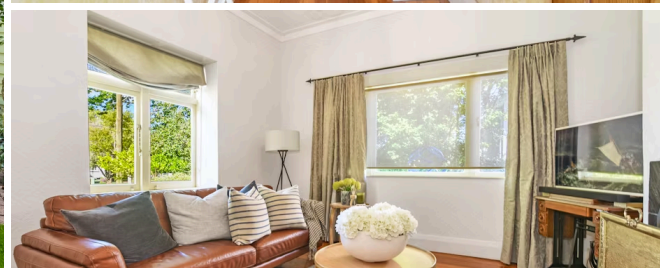


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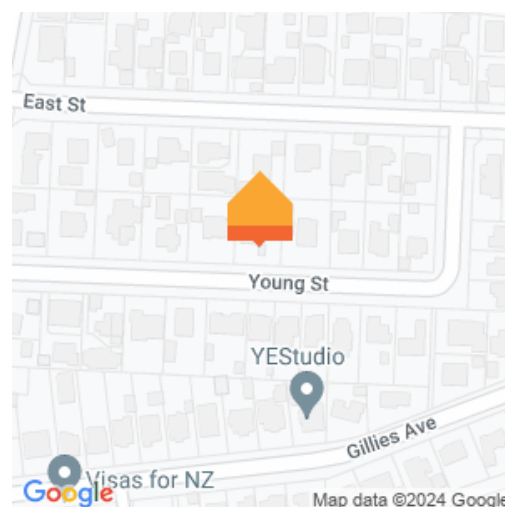


11 Young Street, Claudelands

Retro meets modern at this 1920s bungalow in a boutique pocket of Claudelands. While beautifully repurposed for contemporary living, the home still flaunts a wealth of wonderful character through rich period detailing that creates real charisma. Kitchen and dining share a convivial, light-filled space that spills with ease onto a deck and leafy cobbled courtyard screened from neighbours. The bright, airy modern kitchen is well equipped for hosting duties and the separate lounge beckons for relaxed living. Three bedrooms are dressed in charming decor, empathetic to the era of the home, and polished timber flooring throughout blends beautifully with decorative vintage accents. The refreshing, fully appointed bathroom has a shower over the corner bath. A heat pump delivers year round comfort and insulation boosts comfort levels. Set back from the road on a tidy landscaped site woven with brick paths and secured by white picket fences, the bungalow oozes curbside charm. A single garage and rear shed round off this fabulous package. The location speaks for itself. Claudelands Arena and Park, cafes, supermarket and local amenities are walking distance. Private schools are nearby and Hamilton Boys' High School is in zone. Call Del today to arrange your viewing time - 0226341066. To access the property files, please copy and paste the link below:

<https://www.propertyfiles.co.nz/11YoungStClaudelands>

Rateable value	\$760,000
Rates	\$2,883.96



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