



Sold

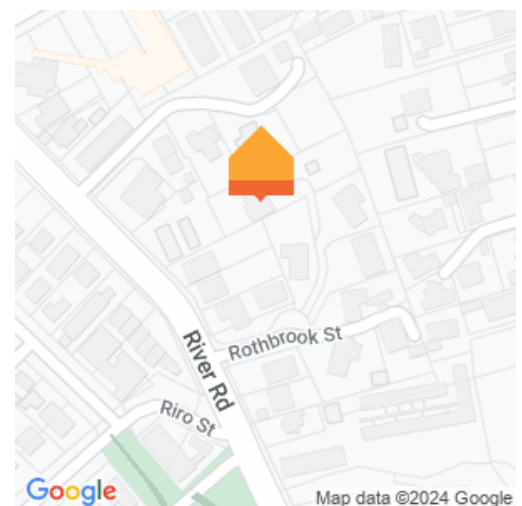


5B Rothbrook Street, Hamilton East

Hidden from the world in a nest of trees and nature, this cool contemporary haven has superb privacy. The spacious two-storey home graces a large 1252sqm section which is discreetly-positioned off a small cul-de-sac in an idyllic spot just eight minutes walk from town. A remarkable find in an established and tightly-held Hamilton East pocket, this luxuriant modern oasis is a mood enhancer that intuitively interplays with its verdant surroundings. Built eight years ago, the immaculate home is double glazed, employs numerous features to make life more comfortable and boasts a layout conducive to relaxed family living. Lounges upstairs and down give parents and children room to breathe. On-trend bathrooms are tiled and Bosch kitchen appliances, including two full ovens, speak to the inner chef. Ground level delivers flexible open spaces promoting flow, warm social connection and light. There is a well-configured powder room for guests, a fitted laundry, an office off the stunning entrance and a double internal access garage. Accommodation upstairs comprises a series of double bedrooms with picturesque outlooks. The master suite doesn't disappoint. Inspired architecture enhances the feeling of light and space, while HRV and heat pumps maintain comfort throughout. The home is alarmed, and the child-secure section is plumbed for a spa and has a garden shed. Lush leafy landscaped grounds, encompassing restful nooks, terraced lawn, bush and pathways, attract bird life in abundance including Kereru, Rosellas and Tui. The driveway opens to a parking forecourt and, from this friendly exclusive enclave, you can walk to parks, shops, river and Claudelands Arena. The property is in zone for Hamilton Boy's & Girl's High Schools and Marian Catholic School.

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Land area	1252 m ²
Floor size	282 m ²
Rateable value	\$940,000
Rates	\$4,184.00



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