



Sold



## 139 Boundary Road, Claudelands

3 bedrooms, 1 bathroom, 1 car, 1 garage

Demanding your attention this beautifully redecorated 1940s brick home delivers comfort and style in Claudelands, is within strolling distance to trendy cafe life and five Cross Road shops and services. Much of the homes original integrity has been preserved, with beautiful detailed ceilings and fireplaces. Ceiling insulation is new and there is under floor insulation. The back deck and landscaped gardens attract the sun respectively while the heat pump in the lounge creates a sense of warm intimacy over winter. Accommodation comprises three generous sized bedrooms. There is a separate dining area, a sun room that opens on to a deck with indoor-outdoor living in the secluded backyard, complete with a gazebo. Your home is secure with a alarm system and security latches, this is a absolute pearler for a professional couple, or a small family. A second toilet off the separate laundry complements the main recently renovated bathroom. Zoning for Hamilton Boys' High, and proximity to Claudelands Countdown as well as the CBD, make this package all the more appealing. Don't delay call Deb today for a private viewing. Deb 0275 620010

**Floor size** 130 m<sup>2</sup>  
**Rateable value** \$420,000  
**Rates** \$2,082.75

