



📍 68 Nixon Street, Hamilton East



Deadline Date: 1st December 2022 @ 4. 00pm

Presenting an exceptional opportunity to acquire a unique property of supreme luxury in a private and secluded location, often described as the Hamilton East Resort by friends. Renovated to perfection with Meranti ply feature walls and contemporary styling, this stunning property is spread over 1708sqm of land within close proximity to Hamilton Gardens, Hamilton East shopping, Waikato River and excellent school zoning. Sleek kitchen boasts high quality appliances, gas cooking and an island bench. Open plan in design the living and dining room is enhanced by wooden floors and a gas fireplace. Seamless indoor/outdoor flow through the large stacker doors has been created to achieve a superior living and entertaining experience. Separate media room provides room for the family. The glorious master bedroom is an adult retreat at 66. 2sqm featuring a walk-in wardrobe, stunning fully tiled ensuite and office space which is privately set upstairs. Three additional bedrooms with built in wardrobes systems, accompanied by the fully renovated tiled bathroom. Striking outdoor area is the ultimate haven for the entertainer with the sparkling saltwater pool, outdoor dining area features a fireplace plus there is a 42sqm pool house or ideal teenager retreat, all surrounded by immaculately presented grounds and gardens. Additional features to this already exceptional home include central gas heating, majority of the home is double glazed and the double garage, this home is truly one of a kind. To download the property files, please copy and paste the following link into your browser:

<https://www.propertyfiles.co.nz/property/68nixon>

Land area	1708 m ²
Floor size	337 m ²
Rateable value	\$1,500,000
Rates	\$5,290.00



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