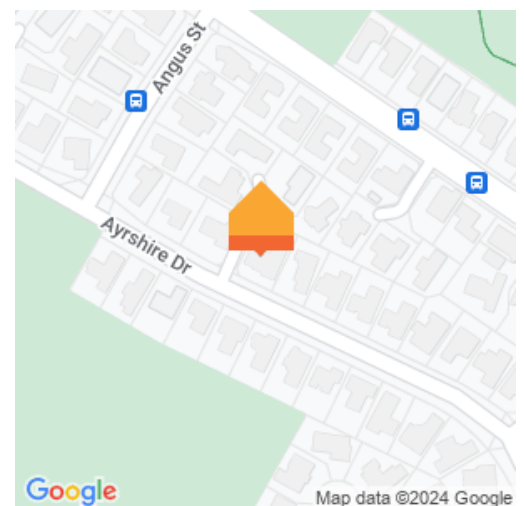


## 36 Ayrshire Drive, Grandview Heights

Introducing this fantastic property on 36 Ayrshire Drive, this is a lovely home nesting in Grandview Heights, a wonderful suburb in western Hamilton. The design of the property is highly versatile, it combines space and functionality with two self-contained wings offering a mix of privacy and entertainment opportunities. There are a total of five bedrooms, three generous living areas, two ensuites along with three baths as well as three toilets, what more can you ask for? The left wing was a well-executed extension to the property with code of compliance certification while the right wing has been updated with fresh carpet for the new owners to enjoy. The open kitchen and guest lounge opens onto the grand sunny outdoor area, it is the perfect spot for hosting long summer BBQs and it will become a slice of your own paradise with family and friends to share. Internal access is also available to the garage along with ample parking space across the road for additional visitors. We look forward seeing you at our open home on Saturday and Sunday. Alternatively, please call Aman Sadhra on 021 192 2356 or Jono Ng on 021 231 3031 for a private viewing.



Land area	787 m <sup>2</sup>
Floor size	260 m <sup>2</sup>
Rateable value	\$1,050,000
Rates	\$4,104.00



Jono Ng

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