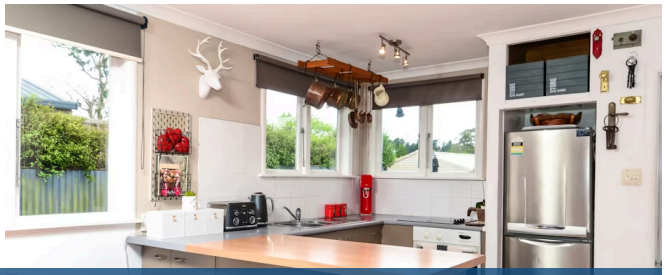
Lugtons

Your home is worth more with Lugton's







10 Cleveland Street, Melville

4 1 1 1

This property is bursting with life. Positioned at end of a private drive on 1351m2 playground of a section with gully views, it is made for family enjoyment and sharing with friends. Extensive decking and an entertainment courtyard beckon at the rear. A small swimming pool and a spa set in the deck provide splashes of fun for everyone. There is oodles of room for kids to run about and create their own adventures amid trees and lawns contained in a safely fenced environment. Indoors, an assemblage of four bedrooms offers quiet retreats at the end of a busy day. The rear deck wraps around the spacious master which has a peaceful aspect and easy outdoor access. Living is open plan and flooded with light. Wooden floors throughout will take the knocks of family life but currently need some love. Floor and ceiling insulation, a heat pump and heat transfer system address comfort needs. Grounds and gardens are trim-kept and house a double garage, carport and a versatile utility room, which is a great bonus. An array of fruit trees offers healthy, sustainable pickings. This family-friendly domain, offering ample room for everyday life, lies close to Waikato Hospital, schools and urban services. The CBD is a quick commute and main transport routes are handy. The area abounds with parks and has good community amenities. For further information or to view, please call Jamie Barakat - 027 428 5426.

Land area	1351 m²
Floor size	185 m²
Rateable value	$490,000
Rates	$3,026.00





Jamie Barakat
07 853 0013
0274 285 426
jamie.barakat@lugtons.co.nz