



Sold

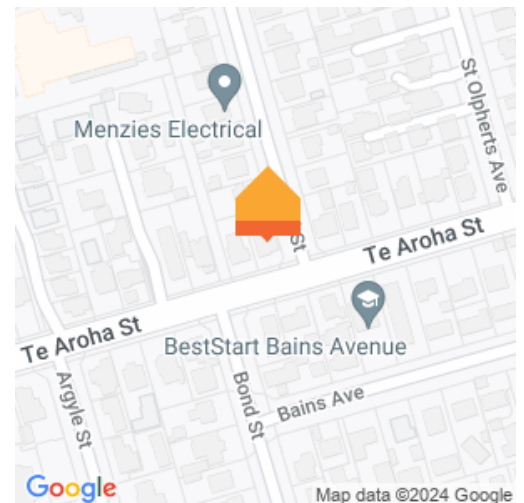


67 Te Aroha Street, Hamilton East

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Here is a wonderful opportunity to add value - attention first home buyers, property flippers, investors, DIY'ers. Character lovers will appreciate the charm of this 1920s home and families and investors will be quick to pounce on the location and school zoning. Hamilton Boys' High is an easy amble and Hamilton Girls' High and Hamilton East schools fall within the catchment zone. Last sold in 1996, the home possesses lovely vintage features and offers the benefits of HRV, an insulated ceiling and some underfloor, gas infinity hot water, a recently serviced gas heater, and fibre broadband. Two toilets are a bonus. Wooden panelling and stained glass give the high stud entrance an authentic yesteryear feel. Stained glass also features in the large lounge which has an adjoining study and a conservatory with a ranchslider out to the backyard. A four-burner gas hob, rangehood and under-bench oven give the kitchen a more modern ambience. Bedrooms are very large doubles, serviced by a bathroom containing a toilet, vanity, and shower over bath. The second toilet is off the roomy laundry. The fully fenced 521sqm section has a big backyard for kids, carport and off-street parking, a garden shed and raised garden beds. Lots of potential exists to add value in a boutique area that delivers superb lifestyle convenience. Countdown Supermarket, Claudelands park and events centre, the river, shops, and eateries are walking distance. The expressway is moments away. Call Melissa Wilton for further information or to view on 021 157 3459. To download the property files please copy and paste the below link into your browser:

Land area	521 m ²
Floor size	121 m ²
Rateable value	\$800,000
Rates	\$3,175.00



<https://www.propertyfiles.co.nz/property/736210005>



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