

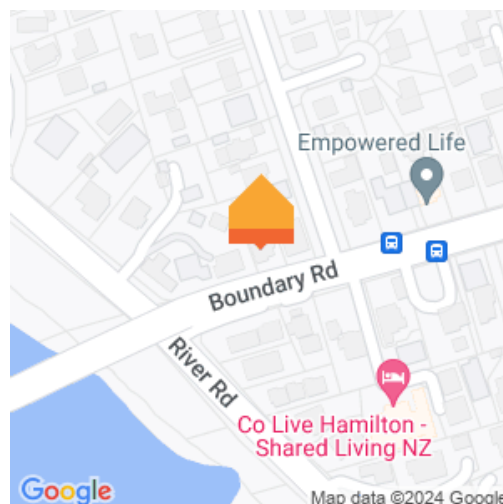


## 1 Boundary Road, Claudelands



Presenting this gorgeous 1920's villa situated with an exceptional location, handy to the CBD, Claudelands Events Centre and Waikato River. Showcasing traditional character and charm, this three-bedroom residence is enhanced by high ceilings and beautiful rich wooden floors throughout. In zone for Hamilton Boy's and Girl's High Schools, this home offers an enviable lifestyle in an ultra-convenient location. The modern and updated kitchen boasts high quality appliances, gas cooking and an island bench. With the ideal combination of old and new the neutral colour palette complements the original characteristics of the home. Open plan living area has a gas fireplace to keep you cosy and warm. French doors open from the kitchen to the alfresco deck, creating a relaxed ambiance for indoor to outdoor entertaining and private level lawns for the kids and pets to play. The large master bedroom offers beautiful character appointments, a sunbed, sunroom and walk-in wardrobe. Two additional bedrooms with wardrobes, accompanied by the family bathroom featuring a claw foot bathtub. Great storage throughout, single garage plus additional parking. This is the ideal base to enjoy all the wonderful lifestyle aspects of the area.

Land area	492 m <sup>2</sup>
Rateable value	\$540,000
Rates	\$2,865.02



Chip Humble

☎ 07 855 7510

📱 0274 752 349

✉ [chip.humble@lugtons.co.nz](mailto:chip.humble@lugtons.co.nz)