



📍 59 Berkley Avenue, Hillcrest

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A home that is very unassuming from the roadside, one could be forgiven for thinking your closest neighbour was a world away in this sheltered spot, with established trees conspiring to create an idyllic setting for entertaining or unwinding with family and friends. The home, with four bedrooms, office and three separate living areas was built in 1964. Designed by renowned architect of the day John Patience, with an extension completed in the 1980's, this could be your chance to turn a golden oldie into a modern day hero. If you love timber then you will love the wooden floors on the second level, the beautiful timber joinery that frames an amazing scenic panorama of the gully beyond, that you have to view from inside the house to appreciate from both the upstairs and down. Situated in a quiet cul-de-sac, the sunny north facing property has a Natural Heritage Protection layer on it and the kahikatea (white pine) trees at the bottom of the gully, are estimated to be more than 200 years old - this is one of very few privately-owned stands of kahikatea in Hamilton. Schools in the area include Hillcrest Normal School, Marian Catholic School, Berkley Normal Middle School, Hillcrest High School. Please call me for your personal viewing of this home - Heather Whyte 027 239 2751.

Land area	3146 m <sup>2</sup>
Rateable value	\$750,000
Rates	\$3,784.57



Heather Whyte

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