



Sold



7 Kennedy Lane, Hamilton East

The perfect remedy on Kennedy for those seeking the next level in size and quality with an added dash of cul de sac tranquility with convenient proximity to the CBD, schools and diverse local amenities. A 2015 quality build by GJ Gardener in brick and tile with a floor plan adaptive and versatile to changing family lifestyles featuring four bedrooms, two bathrooms with Infinity gas hot water so no one gets a cold shower. Modern kitchen with gas hobs moves through open-format dining and lounge to a sunny concrete patio securely set in fenced rear lawns safely contained for pets and kids with plenty of storage for the toys in internal access garage. Water filtration, HRV ventilation and heat pump with double-glazing maintain year-round comfort while low-maintenance claddings and grounds take only moments to keep it looking ship-shape. Located in a quiet cul de sac laneway among friendly neighbours and quality homes just a 10 minute (off-peak) drive to the CBD, vibrant shops at Ham East Village, zoned and strolling distance to highly sought after Hamilton Boys High and Peachgrove Intermediate. A one-stop shop packaging a perfect combination of location, education and high quality executive-style accommodation.

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Land area	407 m ²
Floor size	162 m ²
Rateable value	\$660,000
Rates	\$3,665.72



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