

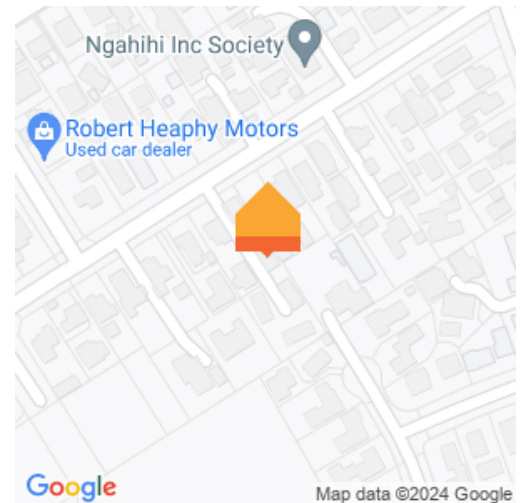


📍 64B Enderley Avenue, Enderley

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Holding true to effortless, low maintenance living, this standalone brick townhouse lets you enjoy the good life in an easy, relaxed way. Renovated in 2017/18, the house has gone out of its way to meet Healthy Homes standards. With ceiling insulation, a heat pump, HRV and LED lights, the sunny, modern interior is ultra comfortable. There is a single internal access garage which is wired for media and is all set up for a projector and big screen. A new hot water cylinder was installed around four years ago. The open plan is anchored by a kitchen that seamlessly combines form and function. It boasts a pyrolytic, underbench oven, a double granite sink, an island bench and patio access. Indoor-outdoor connectivity is superb, and the sunny backyard is a natural extension of the home. A remodelled bathroom, with a shower, tub and vanity, and a separate toilet, serve three inviting bedrooms. The grounds embody a relaxed aesthetic and require minimal upkeep. There is paving down the side of the house, a reinforced concrete pad for spa pool, off-street parking beside the garage and two garden sheds. Tucked quietly off the road, the property is walking distance to Five Cross Roads' cafes and amenities. Schools, including Hamilton Boys' High and Southwell, and Countdown Supermarket are close. The area is well serviced by public transport and moments from Wairere Expressway. Lifestyle convenience is hard to fault. 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:

Floor size	104 m <sup>2</sup>
Rateable value	\$680,000
Rates	\$2,806.00



<https://www.propertyfiles.co.nz/property/725150004>



**Melissa Wilton**

📞 07 853 0013

📱 021 157 3459

✉️ [melissa.wilton@lugtons.co.nz](mailto:melissa.wilton@lugtons.co.nz)