Lugtons

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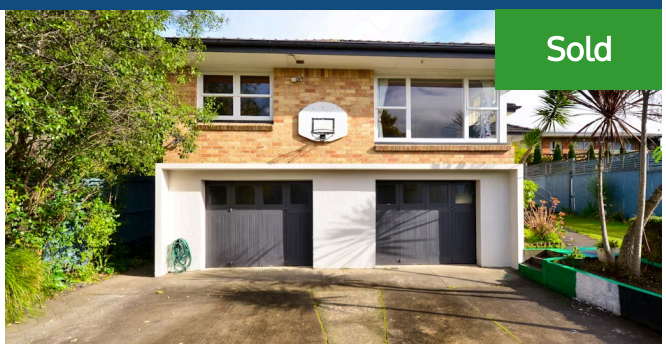

Sold

42 Ohaupo Road, Melville

•Current LIM and Builders report available

3 1 2 2

In a prime spot opposite shops and metres from Waikato Hospital, bus-stops and major transport routes, this home is all about convenience. Built in the 1960s, the brick and tile residence packs a lot of punch into its 200sqm floor plan, including three large double bedrooms, with a wet area ensuite off the master, and an office. A woodburner and a heat pump bring warmth to winter, and easy care polished timber floors add lustre and the promise of hard wear. A workshop features in the double garage set on the 627sqm section. The home delivers comfort and lifestyle benefits through its city-fringe location, which is especially appealing to the medical sector and CBD workers. It is in good shape and immediately liveable, yet offers the opportunity to capture some modern touches and maximise its true potential. The property is perfectly placed for inner and inter-city commuting, and from here you can walk to the lake and local cafes. Phone Babak or Jamie today to arrange a private viewing.

Land area	627 m²
Floor size	200 m²
Rateable value	$530,000
Rates	$2,735.49

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