



📍 22 Oakley Avenue, Claudelands



Awash in character, this home is quite the head turner. Bursting with personality, full of space, and in a central, convenient location zoned for Hamilton Boys' and Girls' High, the house certainly has allure. Its distinctive 1940s' design features ensure individuality while sympathetic updates make it fit for modern family living. The quality of materials and level of craftsmanship have stood the test of time, and the timber characteristics are showcased throughout. Large picture windows flood the interior with light and frame views of nature. Lounge and sunroom have merged into an impressive entertaining space for the whole family and if adults and kids want their own break-out areas, they have the choice of two separate living areas. Decks off both living spaces make indoor-outdoor living a breeze. In the heart of the home is an open plan kitchen and dining area, which is the hub of family life. Textural elements are strong, and the indoor-outdoor aspect is very appealing. The kitchen dishes up a full array of appliances and can cater for a crowd. Bedroom placement caters for all ages. Parents have a peaceful, relaxing retreat, with an ensuite, walk-in robe and restful views, and children are accommodated in their own wing serviced by a full bathroom and separate toilet. A fourth bedroom at ground level gives teens a place to call their own. Internal double garaging is a boon, storage is plentiful, and the layout is fluid, flexible and family friendly. Vintage features are talking points all through the home and the mix of polished timber floors and new carpet adds a depth of richness. The 991sqm section size is sure to impress. Children have space galore to play and adventure, and a fenced backyard to keep them safe.

Land area	991 m ²
Floor size	239 m ²
Rateable value	\$1,200,000
Rates	\$4,585.00



Melissa Wilton

📞 07 853 0013

📱 021 157 3459

✉️ melissa.wilton@lugtons.co.nz