



Sold



26 Galway Avenue, Hamilton East

Offering the charm, character and convenience of a Hayes Paddock location, this brick home references the 1940s era. While largely in original condition, signs of modernisation are seen through the refreshed bathroom, heat pump and covered deck easing off the kitchen/dining area. While keeping true to its roots, potential exists to contemporise the home albeit within the parameters of this protected heritage precinct. The property has a tidy street presence and trim-kept lawn. The home comprises of two good sized bedrooms and the sunroom as a third bedroom or as an office. Toilet and laundry are both separate and the lounge is accessible off the hallway and kitchen. There is single detached garaging. Hayes Paddock Neighbourhood Eatery is a pleasant stroll, and Hamilton East shops, bars, fast food giants and parks are walking distance. Developed as a garden suburb between 1939-1945, more than 200 state houses were built in Hayes Paddock. Over time they have become a valued and iconic feature of the city's landscape. This unique pocket of Hamilton East incorporates wide open spaces, a planted esplanade reserve and popular river beach at Wellington Street. The esplanade is used as a through route on the walkway/cycleway connection to Hamilton Gardens and the CBD. Call Chip today for your private viewing. Copy the following link to download the Property Files:

<http://www.propertyfiles.co.nz/property/603640001>



Land area	624 m ²
Rateable value	\$530,000
Rates	\$3,085.89



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