



## 827C Heaphy Terrace, Claudelands



This delightful easy care brick home boasts three bedrooms, one bathroom, a double garage and a host of appealing features. Inside Includes a modern kitchen, equipped with all the essentials, an inviting open-plan living space, highlighted with a cozy heat pump; year-round comfort is guaranteed. A seamless flow from the living room brings you outside to a charming north-facing courtyard, perfect for soaking up the sun or hosting outdoor gatherings. This private oasis is fully fenced, ensuring safety for your beloved pets or children. Convenience is key with this property, being just a short stroll away from Hamilton CBD, plus, being zoned for Hamilton Boys and Girls High School means top-notch education is within reach. Don't miss out on the opportunity to make 827C Heaphy Terrace your new home sweet home! Schedule a viewing today and discover the endless possibilities awaiting you in this charming Claudelands abode. To download the property files copy and paste the link below into your browser: <https://www.propertyfiles.co.nz/property/815540003>

Floor size	110 m <sup>2</sup>
Rateable value	\$830,000
Rates	\$3,408.00



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