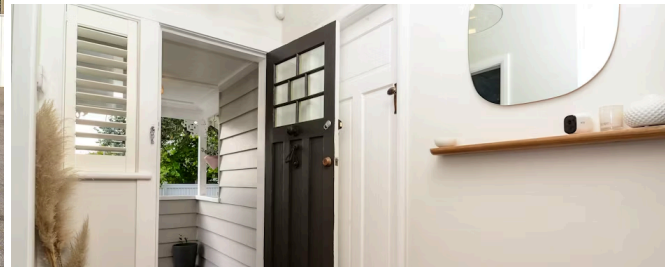




Sold



## 8 Hammond Street, Hamilton Central

Jaw-dropping cute and in a fab central locale, this charming home has instant appeal. Light-filled interiors, stylish finishes and a gracious flow to outdoor entertaining create a chic designer haven. Individuality is assured with the perfect mix of retro charm and contemporary treatments. An extensive renovation sees the home recreated for 21st living. All three bedrooms and the lounge have been double glazed and the home is well insulated complete with ducted heating/cooling. A living flame gas fire features in the lounge, which has sunny window seating and crisp new decor. The bathroom is completely modernised while giving a nod to a bygone era. It has luxurious appointments of a double rain-head shower and free-standing bath. There is a handy extra toilet and basin, a laundry and office. The kitchen has been transformed into sleek modern space appointed with a gas hob, wall oven and breakfast bar, and enriched by the aesthetics of a polished native timber floor. Interiors are on point throughout. The location adds the final flourish. Hammond Street's centrality provides superb lifestyle appeal, with the CBD, hospital, river, lake, supermarket and tennis courts all in walking distance. To arrange a viewing give Jamie a call today.

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Floor size	110 m <sup>2</sup>
Rateable value	\$510,000
Rates	\$2,779.00



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