Lugtons

Your home is worth more with Lugton's







65 Vogel Street, Cambridge

A truly desirable and much-loved home now on the market after being in the family for over 40 years, capturing all-day sun on a generous quarter-acre section with fantastic greenbelt views. A magnificent Cambridge East location, close to all levels of schooling, including Cambridge High (1. 4km), Cambridge East (1. 3km), Cambridge Middle (500m), St Peter's (2. 5km) and easy access to local shops and services, the Avantidrome and Hamilton expressway. Family-friendly, with a modern kitchen (including double-drawer dishwasher and ceramic cook-top stove), open-plan living and three double bedrooms plus an attached office/room complete with its own toilet, vanity and shower, ideal as extra accommodation or a work-from-home option. This 1960s brick home, with fibrous plaster ceilings and a recently replaced colour steel roof, is particularly warm and cosy, featuring a fully consented Kent log fire, heat transfer system, over-spec ceiling & underfloor wool insulation (including plastic vapour barrier) and a brand-new Mitsubishi hypercore heat pump/air conditioner. Unlimited hot water via a Rinnai Infinity gas heater adds to the comfort. If you are looking for plenty of parking space, the 1012 sqm section, huge cobbled driveway and integrated double carport provide ample room for a boat, motorhome and all of your vehicles. Homes in this location very rarely come to the market, so don't miss this one! Contact Tony Mills call free 0800 35 34 34 (text 021 35 34 34) for more information or come along to a Saturday or Sunday open home. Auction to be held in Lugtons rooms, 1010 Victoria Street, Hamilton, on Thursday 10 June at 12. 00 noon (if not sold prior). LIM report available.

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Land area	1012 m²
Rates	$3,035.00

