



Sold



3 McGregor Place, Hillcrest

A triumph of a renovation, this property has been extensively and tastefully refurbished inside and out. The stylish kerbside facade gives a tantalising introduction to the home that immediately draws you into its light-filled, contemporary environment which is full of flair. Exterior renovations include recladding with Linea board for a sleek modern look, and double glazing for comfort. The dual level layout presents indoor-outdoor living, bedrooms and bathrooms on both floors. An e-zone is built into the vogue, open plan kitchen which overlooks meals, casual living and deck. A suite of three double bedrooms and a dual vanity bathroom feature on this level. Parents may opt to nest downstairs and occupy the large double bedroom and lounge areas, all of which spill outdoors to the private, leafy grounds. A separate bathroom services this level. Crisp neutral decor throughout provides a muted canvas to showcase soft furnishings and artwork, while the emphasis on light produces a very uplifting environment. Two hot water cylinders service the home, which has been lightly lived in and is immaculately presented by its relocating vendors. There is double internal access garaging, off-street parking and good storage. The large backyard is host to several alfrescos, has grassy play areas for children and is productively planted. The friendly cul-de-sac neighbourhood is superbly positioned for all levels of education, from pre-school to tertiary. Convenience stores and medical are in easy walking distance.



Land area	741 m ²
Rateable value	\$580,000
Rates	\$3,072.61



Terry Ryan

☎ 07 855 0550

📞 021 909 978

✉ terry.ryan@lugtons.co.nz

🌐 <http://www.terryryan.co.nz/>