



## 69 Naylor Street, Hamilton East

Morphed into modern life, this classic 1930s bungalow has brought with it all the rich character features of its age. Eye-catching from the kerb and serving up functionality, style and charm indoors, the home offers an enticing environment for family living in a very central Hamilton East location. Superb outdoor spaces beckon for everyday enjoyment. French doors open onto a large deck that steps down to the in-ground salt water pool and landscaped gardens. Entertainers will love the effortless way the home bridges indoor and outdoor life. The lounge has a refined cosy atmosphere and the open plan zone is a natural meeting point for the family. Bedrooms flow naturally off the central hallway, providing restful personal sanctuaries served by a family bathroom with character galore. A relaxed palette of neutral shades and lustrous timbers enhance the tasteful ambience of this well-appointed home with heat pumps. It sits on a groomed, picturesque and fully fenced 849sqm section with a double garage. The property is zoned for Hillcrest schools, near several primary schools, and moments from the local daycare. The University of Waikato, shops and cafes are walking distance. Hamilton East has good public transport and easy accessibility to main transport routes.



Land area	850 m <sup>2</sup>
Floor size	174 m <sup>2</sup>
Rates	\$3,607.00

