



Sold






26 East Street, Claudelands

Welcome to 26 East Street, where this fall in love brick and tile free standing house sits proud on a 786m² section. The north facing living and outdoor entertainment provides all year round warmth and a spacious feel. Sporting 2 large bedrooms the house feels much bigger than your average 2 bedroom property. A modern kitchen provides all the necessities for young families or professionals with easy access to the BBQ area. A utility room also allows for a home office or hobbies room. The back yard provides huge space for dogs to run, kids to play and balls to bounce, or if you are so inclined, plenty of gardening. The large single garage has room for a mancave or workshop, and there is always a desire for one if not both. East Street provides easy access to Hamilton CBD, the ring road, Hamilton Boys and Girls High, and nearby Five Cross Rds. shops or stroll to the Roaming Giant or Kirk Cafe for refreshments. This is the perfect starter home or for the astute investor who appreciates location. Call Graeme for a private viewing. For an information pack copy and paste the below link on your web browser <https://www.propertyfiles.co.nz/property/DD18292>

Land area	786 m ²
Rateable value	\$850,000
Rates	\$2,991.43



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