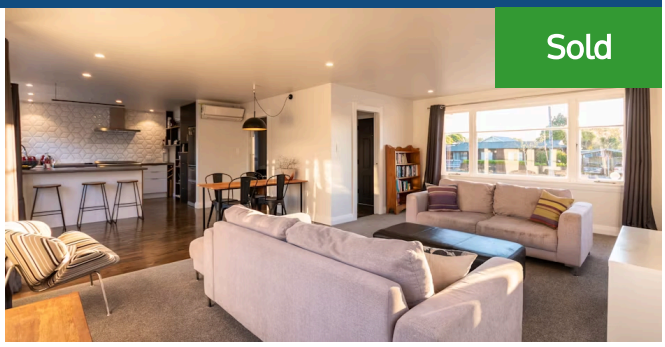
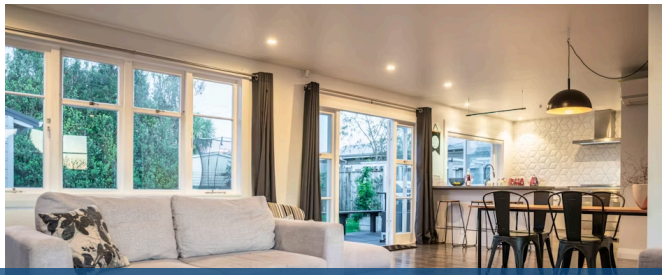
Lugtons

Your home is worth more with Lugton's







182 Nixon Street, Hamilton East

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This Hamilton East gem is a 1950s weatherboard character that has morphed into a home for relaxed modern living. Contemporised interiors create an environment that is filled with light and stylishly presented for an effortless urban lifestyle. The warm north-facing lounge is sun-soaked and the chic remodelled kitchen with a 900 freestanding oven opens to the deck via a large stacker window designed to facilitate your indoor-outdoor living and dining experience. The on-trend kitchen has a concrete bench top, Smeg gas hob and latest finishes. The living is open concept to provide cohesion when entertaining as well as a sense of family togetherness. A heat pump maintains an ambient year-round atmosphere. The sleep zone comprises two double bedrooms and a single, serviced by a pristine, upgraded bathroom. The private rear deck offers endless opportunities to entertain and dine alfresco over summer in a landscaped environment that is fully fenced, child-friendly and screened from neighbours. There is good off-street parking and a garage with workshop space. All the best character features have been retained in the upgrade, including rich timber flooring, to deliver a superb synergy between yesteryear and modern day. The location is brilliant. All levels of education, from pre-school to tertiary, are in close proximity. Grey Street shops, cafes and river are walking distance and the CBD is handy. Call now to book a private viewing or drop in to any of our Sunday open homes.

Land area	556 m²
Floor size	115 m²
Rateable value	$470,000
Rates	$2,876.86





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