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Your home is worth more with Lugton's





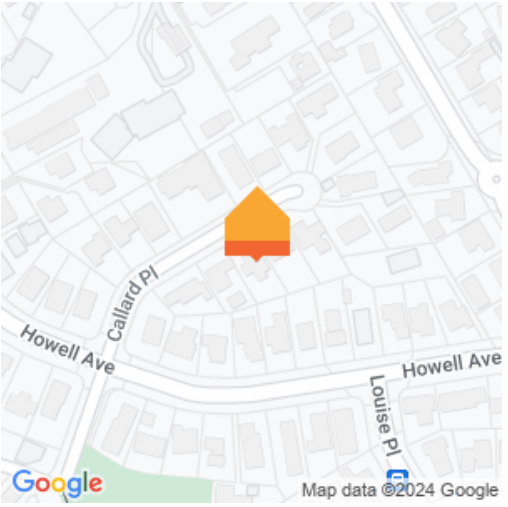


8 Callard Place, Riverlea

In an elevated cul-de-sac with beautiful Riverlea views and Hillcrest school zoning, your substantial 284sqm home is in a sought after location. Riverlea is a leafy picturesque residential enclave imbued with natural aesthetics and a relaxing river aspect. And being effortlessly accessible to State Highway 1 and major transport networks, the area hard to surpass for commuting convenience. Your brick home comprises two independent storeys. Upstairs presents a spacious family environment, with a large scenic lounge warmed by a gas heater, double bedrooms, a master with ensuite, office and big modern kitchen. Your highly functional kitchen has a wall oven, central island, generous work space and storage. Downstairs comprises of a two bedroom flat with two separate living options and it has its own metered power and parking at the rear. A tandem garage also features at basement level. The backyard is private. While your home is largely a renovation project, the rewards are obvious. It has enormous potential, the versatility afforded by living and income options, and superb lifestyle convenience close to all essentials. Callard Place is a small, tightly-held cul-de-sac strategically located for all levels of education from pre-school to tertiary. Hillcrest shops are nearby and lifestyle attractions include Hammond Park and boardwalk. The beach along the Malcolm Street section of the park is a popular swimming spot during summer. Hammond Park is famed for its flora and fauna, and is one of the last remnants of native bush in the Hamilton basin. Hamilton Gardens and Hillcrest supermarket, eateries and medical are walking distance.

5 1 3

Land area	723 m²
Floor size	284 m²
Rates	$3,332.76





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