



Sold



## 19 Gillies Avenue, Claudelands

A fresh and imaginative redesign of this 1930s Claudelands Californian bungalow has transformed it into a chic modern pad. An absolute delight of a home, it embraces easy indoor-outdoor entertaining with a huge all-season deck overlooking the back lawn. Light crisp interiors deliver a platform for stylish living where the on point kitchen plays a prominent role. Well appointed, it features a gas hob and free-standing Smeg oven. There are niches for relaxation, peaceful double bedrooms and two attractive bathrooms. To optimise living space, the laundry has been rehoused in the double garage. Top and bottom insulation, a heat pump and a HRV create a comfortable cosy nest for year-round enjoyment. Immaculate landscaping wraps around the bungalow which was repainted in January and graces a 748m<sup>2</sup> section. Hamilton Boys' and Girls' High zoning and central address add appeal. Claudelands Park and Arena, Countdown supermarket, cafe culture, Five Cross Roads and CBD are all so handy. A LIM report is available. For further information or to view please call Melissa Wilton on 021 157 3459.

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|----------------|--------------------|
| Land area      | 748 m <sup>2</sup> |
| Floor size     | 176 m <sup>2</sup> |
| Rateable value | \$690,000          |
| Rates          | \$3,151.00         |



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