



Sold



33 Graham Street, Hamilton East

A 1920's vintage marrying timeless character with modern comforts, this stunning home located in sought after Hamilton East is set to win hearts. Warm and inviting from the moment you set foot through the door, 33 Graham captures your attention with the striking brick fireplace feature, polished Rimu floors and high stud ceiling, all key qualities that make this character a standout. A floor plan that not only maximizes space but seamlessly transitions throughout the stylish open plan living, kitchen and dining. French doors open from the dining space to reveal a welcoming alfresco deck, perfect for enjoying a hot cup of coffee or a drink with guests. Boasting four large bedrooms, family bathroom and possible office space are impeccably complemented by character features that blend with modern comforts including a sophisticated kitchen, heat pump, gas fireplace, hob and gas hot water all encapsulated by wall and ceiling insulation creating a comfortable year round environment for any family. Classic and low maintenance, the property is situated within stunning & secure white picket fencing and provides ample off-street parking lined by fragrant rose bushes & easy care gardens. All framed by a grand hedge, delivering privacy while maintaining that essential character aspect. Locality is king for 33 Graham with numerous cafes such as Hamilton favourite, Grey Street Kitchen & the Hamilton Gardens just a short walk away. Close to amenities, the CBD & zoned for a number of high decile schooling options do not let this one be a runaway bride, this exquisite 1920's home is a must see.

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Land area	410 m ²
Rateable value	\$540,000
Rates	\$2,867.41



Terry Ryan

 07 855 0550

 021 909 978

 terry.ryan@lugtons.co.nz

 <http://www.terryryan.co.nz/>