



Sold



## 11 Masons Avenue, Hamilton East

3 Bedrooms 1 Bathroom 2 Bathrooms

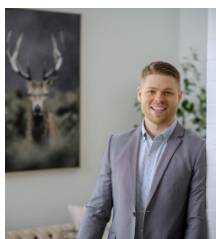
Welcome to 11 Masons Ave, a charming 1920's bungalow full of character and personality. This gorgeous home boasts timeless appeal and distinctive period features. With 3 bedrooms, 1 bathroom, and an additional shower and toilet in the separate laundry, this home accommodates both comfort and convenience. You'll step inside to discover an open plan kitchen and dining area. The separate lounge, accentuated by French doors opening onto a deck, provides an elegant touch and access to a private entertaining space. The standout feature of this home is its seamless indoor-outdoor flow, allowing for effortless transitions from the living room to the private outdoor entertainment area - an ideal setting for memorable BBQs and relaxation. The fully fenced section ensures safety for families and pets, making it a perfect haven. The property's exterior presents a charming street appeal, enhanced by manicured landscaping that sets the tone for an inviting and picturesque residence. You and your family will stay cozy year-round with the added convenience of a heat pump. Nestled in a tranquil cul-de-sac, this property's great location in the heart of Hamilton East offers easy access to amenities.

**Rateable value** \$870,000  
**Rates** \$3,383.90



**Del Bredesen**

📞 07 838 3800  
📱 022 634 1066  
✉️ del.bredesen@lugtons.co.nz



**Josh Prouse**

📞 07 838 3800  
📱 027 533 4119  
✉️ josh.prouse@lugtons.co.nz