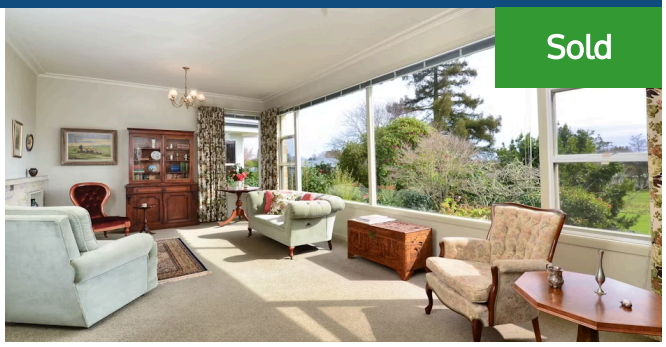
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41 Kakanui Avenue, Hillcrest

An atrium welcomes you into this large family nest in the heart of Hillcrest. Poised on a beautifully landscaped 799sqm section that connects with Edinburgh Park, the home embraces garden and district views. An abundance of large picture windows throughout creates a warm affinity with nature and floods the home with light. The ambience is truly uplifting. Several living options, together with spacious bedrooms, bathrooms and rumpus, plus an office, encompass a floor plan of approximately 300sqm. There is a warm niche for everyone and plenty of convivial spaces for entertaining, all set against picturesque outlooks. Formal and casual living upstairs is complemented by a rumpus zone below, which contains a utility room (ideal for hobbies) and a small conservatory. The country-sized laundry includes a second toilet. In the hub of the living areas is a light-filled kitchen with scenic views. The large family bathroom sits under a high stud ceiling and the office eases off the main hall. Neutral decor plays to the strength of the vista and stunning sunsets. Heating options include a logburner, gas, and two heat pumps. Fly screens on the windows invite the summer breeze indoors. The section is a garden wonderland, full of resplendent colour and interest. Having Edinburgh Park on your door-step provides all the benefits of large grassy play areas without the maintenance. Kakanui Avenue remains a stronghold for family living in the rapidly re-developing university area of Hillcrest. The integrity of the quiet, established street has not been compromised by the rise of higher density living and its charm is still very much intact. No. 41 upholds Kakanui's family feel. St John's College and Waikato University are a short stroll. Hillcrest is sought for its education and schools proliferate in the area.

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Land area	799 m²
Floor size	183 m²
Rateable value	$495,000
Rates	$3,192.92





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