



📍 130A Forest Lake Road, Forest Lake

🛏 3 🍴 1 🍷 1

This has THAT feeling!

Originally built in the 1930's, occupying a freehold section and reborn in the 21st century, this character rich home is full of spirit and personality!

Step through the gate and behind the solid front fence that provides security and privacy you will "ooohhh and ahhh!" The exterior oozes appeal and has wonderful pockets of places to enjoy for both kids and adults. The fully fenced front yard is a safe haven for children to enjoy and run free, while the perfectly positioned deck captures all day sun and is a perfect spot for some quiet time or socialising with friends and family. A major emphasis has been placed on the sunny outdoors and children's safety while ensuring low maintenance living. The exterior meets its match with the interior holding its own - naturally light filled spaces, energetic colour schemes and a home that offers its lucky new owners happy, healthy vibes!

Two very spacious double bedrooms and one single room that captures all day sun, each space has been maximised to ensure easy living. The heat pump and ceiling and underfloor insulation offers all year round comfort, while the double carport is in close proximity to the house making the grocery travel inside a breeze. There is a single garage that has been converted into an outdoor room, offering additional accommodation for teenagers, a work from home space, rumpus room or an option to be converted back to a single garage. (Consented as a single garage with Hamilton City Council). Harmonising old with new, this exquisite home lies in a boutique location that is becoming extremely popular for those seeking a low maintenance lifestyle close to Hamilton's CBD, Minogue Park, The Sugar Bowl Cafe and a quick commute north.

Land area	452 m <sup>2</sup>
Floor size	109 m <sup>2</sup>
Rates	\$1,977.00

