



Sold

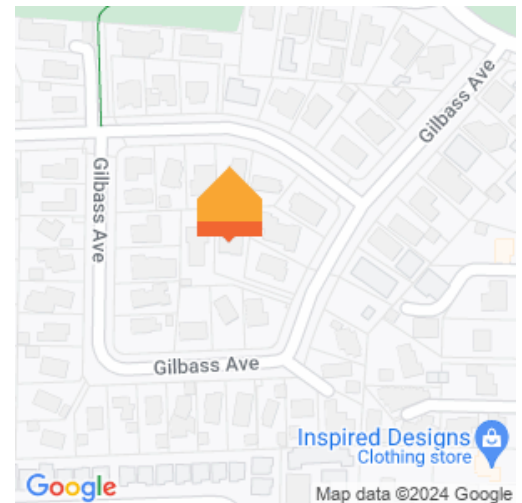


📍 18 Gilbass Avenue, Hamilton Lake

5 bedrooms, 1 bathroom, 3 car spaces

If location and size is paramount, then don't go past this impressive family home so handy to the lake, hospital and CBD. Spread over two floors with a choice of living arrangements including a large downstairs studio complete with kitchen and bathroom ideal for extended family or an extra income from guests/borders. A choice of four double bedrooms, office and two bathrooms upstairs with spacious living areas spilling onto a large covered sunny deck with views towards Lake Rotoroa. Only the second time to the market, this cherished home is tucked away on a private established 827m2 section with a range of fruit trees and an abundance of extra parking for boats, caravans or motorhomes. Extras include a new roof, solar panels, newer deck area, good insulation with HRV and gas ducted central heating for the winter months ahead. The location needs no sales pitch with lake walks only a stroll up the road and so many conveniences close by. This home has it all and has been priced to sell quickly. My vendors have made their plans so don't delay as they are very motivated.

Land area	827 m ²
Rateable value	\$730,000
Rates	\$3,600.68



Terry Ryan

📞 07 855 0550

📱 021 909 978

✉️ terry.ryan@lugtons.co.nz

🌐 <http://www.terryryan.co.nz/>