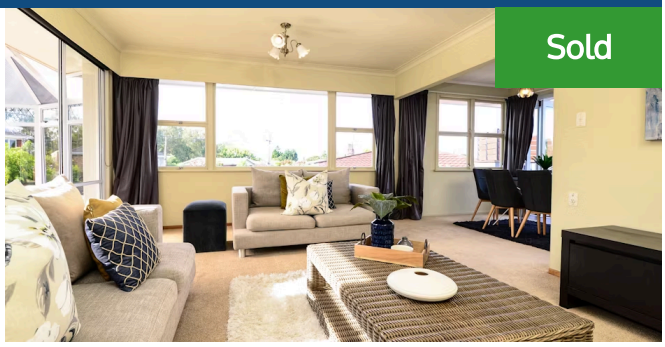
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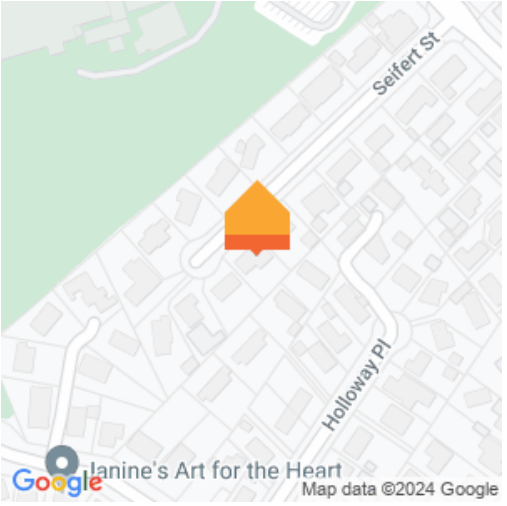


13 Seifert Street, Forest Lake

3 2 2

This property encourages a return to the traditional Kiwi way of life. Kids can play safely in the quiet cul-de-sac, socialise with friendly neighbours, mess about in the sunny back yard or huge rumpus - and even walk to school. The brick home sits on a large 759sqm section with a big backyard. Interiors encompass a convivial living area that spills onto a large sun-drenched timber deck. A conservatory provides a warm all-weather retreat off the lounge. Three generously sized upstairs bedrooms include a roomy master retreat with an ensuite and excellent storage. A spa bath adds a touch of luxury to the family bathroom and the office could be used as a fourth/fifth bedroom. The basement contains a double garage with work space or even room for a third vehicle, a laundry, and a big games room served by a third toilet. This rumpus is ideal for kids' sleep-overs, extended family accommodation or overnight guests. There is ample storage throughout, with a combination of heatpump and gas heating. An alfresco area under a pergola provides a picturesque setting for outdoor entertaining, heightened by sound and light to give your party an extra boost. Contained gardens are designed for easy care and ready for a personal touch. The home lies near the end of the peaceful, friendly cul-de-sac inhabited by elderly couples and young families that collectively give a perfect social balance. Forest Lake Primary, Jamieson Kindergarten, Waterworld and Waikato Farmers' Market at Te Rapa Racecourse are strolling distance. The Base and the CBD are also close by.

Land area	759 m²
Floor size	278 m²
Rateable value	$640,000
Rates	$3,150.00





Kerry Hopper

07 838 5870

021 984 173

kerry.hopper@lugtons.co.nz

http://kerryhopper.nz/