



## 7 Freyberg Street, Hamilton East

Offering the ultimate opportunity to transform this beauty into a stylish character abode with contemporary enhancements creating your dream home, or ready to move in and enjoy the charm already offered by this home. Resting on a picturesque 731sqm of land in a fabulous Hamilton East locale, this up and coming street is mostly owner occupied with many undergoing renovations. If you are looking for your first home, look no further you've found it. Timber floorboards feature throughout the living spaces, add your individual style with the option to renovate or update the light filled kitchen. With a smooth transition through the beautiful French doors to the backyard, a private haven for relaxation with the sun-soaked deck and level yard which is ideal for children and pets. There are two bedrooms with the option to add a third which has been recently transformed into a sunroom. Well-appointed bathroom, separate laundry, a heat pump for comfort and a double garage. Positioned in a quiet cul-de-sac location, close to the Waikato River, Hamilton Gardens and award-winning Hayes Common Cafe only minutes away. Take a short drive to the Hamilton East restaurants and cafes, with close proximity to the CBD and zoned for Hamilton Boy's High and Hamilton Girl's High Schools. This home is a superb lifestyle choice.

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Land area	731 m <sup>2</sup>
Floor size	126 m <sup>2</sup>
Rates	\$2,727.00



Jamie Barakat

📞 07 853 0013

📱 0274 285 426

✉️ [jamie.barakat@lugtons.co.nz](mailto:jamie.barakat@lugtons.co.nz)