Lugtons

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4 Sheriff Place, Riverlea

This sun-loving home spans two levels of relaxed family living. Built in the 1990s and fine tuned over the years to enhance its comfort and performance, the house and its leafy Riverlea location will resonate with families. Interiors contain sensible zoned living spaces, four bedrooms and two bathrooms - the ideal combination for parents and kids. A SmartVent system, and floor and ceiling insulation maintain a dry healthy environment. There are two gas heaters for winter warmth, new carpet to sink your feet into, and a double auto garage. Easy indoor-outdoor flow encourages life outdoors surrounded by nature. Bordering Waikato River and containing one of the last remnants of native bush in the Hamilton Basin, Riverlea has a special ambience. There is a swimming hole in Hammond Park, a grassy reserve for picnics, a boardwalk, and diverse native flora and fauna. The area is sought for its Hillcrest school zoning, easy proximity to shops, university, CBD and major commuter routes. At the end of the day, this home offers a true family lifestyle. Viewings are by appointment only. Please contact Terry to book your viewing.

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Land area	700 m²
Rateable value	$840,000
Rates	$3,960.98





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