



## 87 Cook Street, Hamilton East



Instantly appealing with its attractive facade, rests this sleek and stylish three-bedroom residence. Renovated to perfection with double glazed windows, re-lined, re-wired and re-plumbed providing a comfortable and contemporary living experience. Focusing on a neutral colour palette and an abundance of natural light, this Scandinavian styled home combines functionality and beauty. Families with children will appreciate the excellent school zoning in the area, and within easy reach to playgrounds, Hamilton Gardens, Waikato University and Hamilton East shops. The interior is highlighted by beautiful wooden floors throughout, which add a touch of elegance and warmth to the living space. The modern kitchen is equipped with high-quality appliances and plenty of cupboard space. Open plan in design, the living and dining area flow effortlessly onto an expansive deck and backyard perfect for entertaining friends and family. Two spacious bedrooms are set inside, and the bathroom has been beautifully tiled with underfloor heating and the toilet separately placed. There is also a separate laundry area for added convenience. An external sleepout which blends beautifully with the character of the home is placed at the rear of the section with an ensuite that would make an ideal spot for teenagers or guests. Surrounded by lush greenery, the fully fenced outdoors has an electric gate and is bathed in sunshine. Vegetable gardens offer the perfect opportunity for home-grown produce. Providing ample outdoor space for relaxation and entertainment, this charming abode offers a family lifestyle of peace, comfort and fantastic convenience. To download the property files, please copy and paste the following link into your browser:

<https://www.propertyfiles.co.nz/property/87cook>

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Land area	559 m <sup>2</sup>
Floor size	118 m <sup>2</sup>
Rates	\$3,066.00



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