Lugtons

Your home is worth more with Lugton's








# 3 Moore Street, Cambridge

Hurry to view this beautifully modernised 1930s character home, originally the Te Kowhai schoolhouse, relocated to this 761 sqm section, fenced and gated at the rear for privacy and security, close to the Cambridge greenbelt, dog exercise area and children's playground and a short drive to Leamington Village shops, services and supermarket. Enjoy the features of yesteryear, high-stud ceilings and polished native timber floors, combined with the benefits of modern living including heat pump air-conditioning, home ventilation system, underfloor and ceiling insulation, continuous gas hot water, LED lighting and a functional open-plan kitchen with wall oven and induction hob. The three bedrooms (two double, one single, all with wall insulation) are newly carpeted for warmth and comfort and there are two bathrooms, including a shower and second toilet off the laundry. A spacious, light and bright living-dining-kitchen area opens to a large north-facing covered deck, with glass balustrades and a built-in sandpit, great for the kids. If you are looking for extra space, there is also a 16 sqm outside studio/utility room, fully lined, insulated and carpeted plus a large storage room/workshop. A paved patio, fruit trees, raised vegie garden, garden shed and double carport complete the picture. This is your opportunity to own a lovely warm and welcoming character home on a family-sized section. Don't delay, contact Tony Mills call free 0800 35 34 34 (text 021 35 34 34) to view or come along to a Saturday or Sunday open home.

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| **Land area** | 761 m² |
| **Rates** | $2,887.00 |

