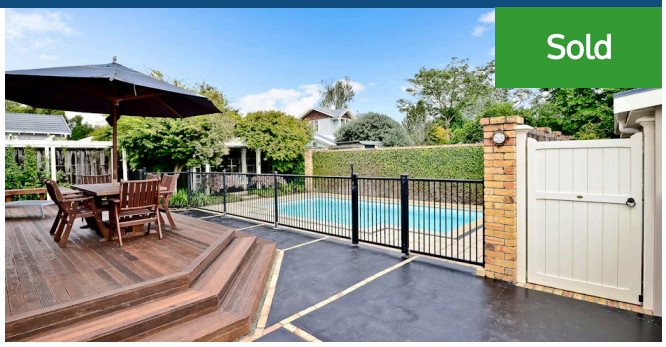
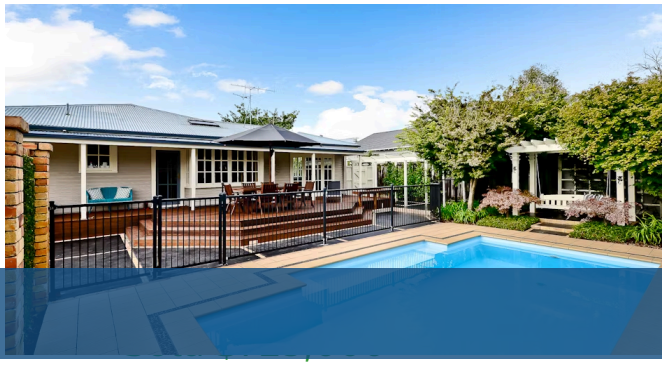
Lugtons

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69 Naylor Street, Hamilton East

This central home has huge family allure. Transformed into a modern living and entertaining haven, this irresistible bungalow combines charming period character with contemporary style. Enhanced to accentuate light, space and outdoor leisure, it boasts a fluid single level floor plan that promotes an uplifting indoor-outdoor lifestyle - this home is an entertainer's dream. French doors allow a seamless transition from spacious living areas to the outdoor precinct where a large deck overlooks the in-ground pool, sculptured gardens and restful leafy nook. The open plan lounge, kitchen and dining zone caters to the needs of a busy growing family, providing ample space to enjoy everyday living or relaxed entertainment, with the enhancement of a separate lounge for evening family time or a cosy retreat. Bedrooms ease off a wide hallway that showcases polished native flooring. Decor is timeless, and comforts include two heat pumps and gas infinity hot water. There is separate double garaging. The alarmed and well maintained home sits proudly on a generous and well-groomed 849m2 section that is fully fenced and has adorable kerbside appeal. It is zoned for Hillcrest schools (see below), near several primary schools, and moments from local daycare and walking distance to the University of Waikato. All levels of education are in effortless reach. Hamilton East is known for its convenience and the new owners will relish in Hamilton Easts popular cafe culture scene with a growing number of popular restaurants in the neighborhood. Major arterial routes are super handy, with city bus stops within a short stroll. The first time on the market since 1996, this Hamilton East home is a superb family retreat. Schools in zone include; Hamilton East Primary, Knighton Normal School, Marian Catholic School, Peachgrove Intermediate, Berkley Normal Middle School and Hillcrest High School.

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Land area	849 m²
Floor size	174 m²
Rateable value	$560,000
Rates	$3,163.00

