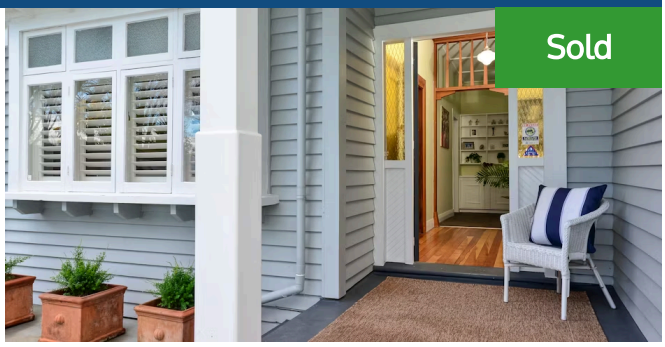
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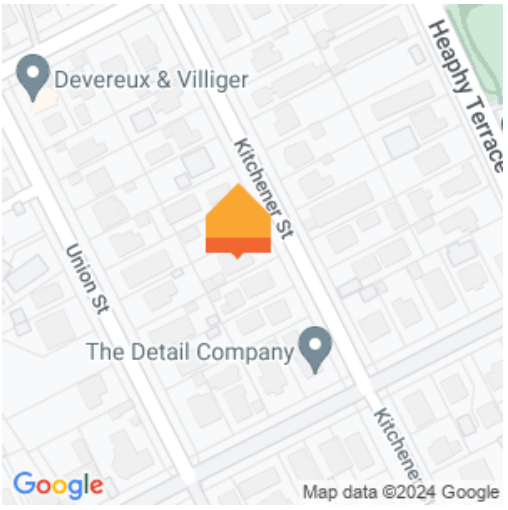


11 Kitchener Street, Claudelands

A flawlessly renovated property of exceptional style and quality, this beautifully appointed character home is ready to move straight into and enjoy a lifestyle of easy-care elegance in this convenient location. Perfectly blending classic character features with modern furnishings with a seamless flow from front to back with light filled interiors and an emphasis on relaxation and entertaining. The well-appointed kitchen combined with the family living flows effortlessly to the outdoor entertaining area. Separate living room is complemented by plantation shutters and a window seat, double doors open to the front sunroom, a perfect space for a kids play area or second living area enjoying the outlook across the front yard. The master bedroom features a beautiful feature window, plantation shutters and an ensuite. Two additional bedrooms plus a generous office area. Stylish main bathroom features a free standing clawfoot bath. The backyard is an entertainer's haven with the sun-kissed alfresco deck, level lush lawns and bordered by manicured gardens. Fully fenced makes it secure for children and pets to play. Zoned for Hamilton Boys and Hamilton Girls high, with easy access to the CBD, Claudelands Event Centre and cafes and restaurants all nearby. This character home will suit families of all ages, don't delay and contact me for your private viewing.

3 2 2

Land area	869 m²
Floor size	186 m²
Rateable value	$670,000
Rates	$3,396.00





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