



📍 4A Macfarlane Street, Hamilton East

In an ultra-popular, boutique location, this central Hamilton East property is a real find. It's been in the same ownership since 1995 and comes to market in very tidy condition. The home's brick and tile construction, and aluminium joinery, give a nod to low maintenance living, and the well-tended grounds are trim, attractive, and fenced. A very efficient 120sqm layout packs in three bedrooms, a bathroom with a shower and tub, a separate toilet and open plan living. Bedrooms are all a good size, and the borderless living environment cohesively unites kitchen, dining, and lounge. Light floods in through generous glazing and a ranchslider opens the interior to a private patio and gardens. A heat pump provides year-round comfort, and the single garage has internal access. There is plentiful off-street parking, a big garden shed, and opportunities to modernise and add value in a superb location, zoned for Hamilton Boys' and Girls' High. Lifestyle is something to envy here. The property is more or less over the road from Hamilton Gardens, and has trendy cafes and eateries, local amenities, Grey Street shops, the CBD and Waikato Hospital in easy reach. Access to main arterial routes is also big plus. Call Melissa Wilton for further information or to view on 021 157 3459. To download the property files please copy and paste the below link into your browser:

<https://www.propertyfiles.co.nz/694840003>

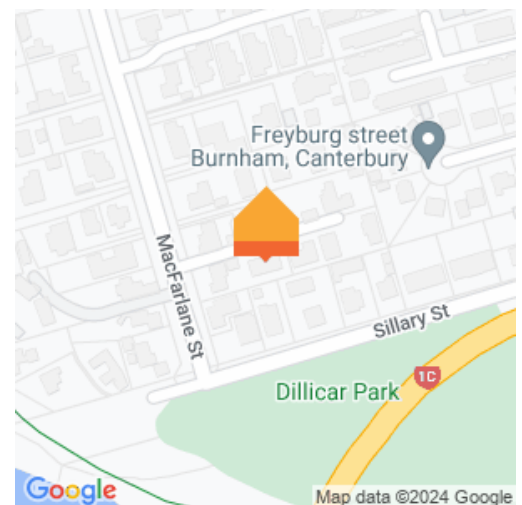
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Floor size

120 m²

Rates

\$3,594.00



Melissa Wilton

📞 07 853 0013

📱 021 157 3459

✉️ melissa.wilton@lugtons.co.nz