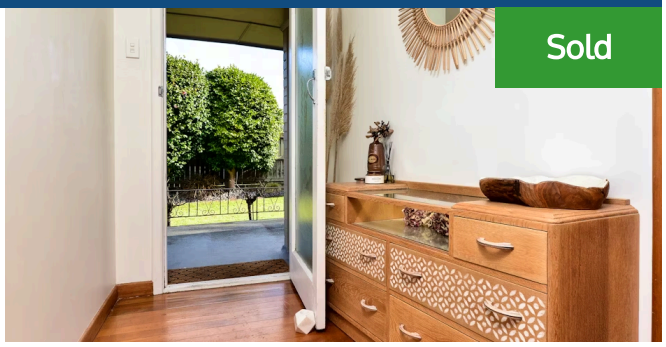
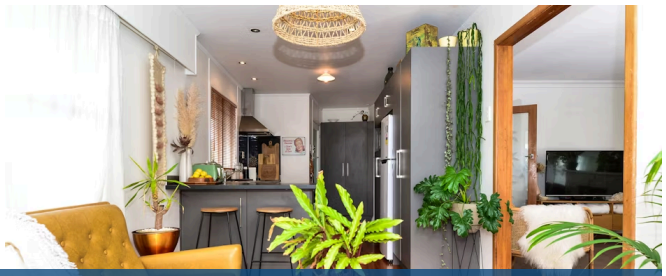
Lugtons

Your home is worth more with Lugton's





Sold

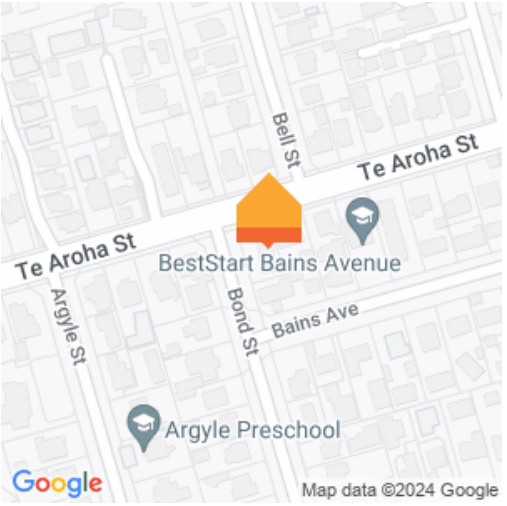


# 3 Bond Street, Hamilton East

A fine family offering to satisfy modern living and education needs, this tidy, well-cared for abode enjoys a central location in zone for several schools, including Hamilton Boys' (just a stroll away) and Hamilton Girls' High. The classic 1960s painted brick home sits on a sunny 607m2 section (more or less) which is gated and fenced to provide peace of mind to young families and pet owners. Easy to warm to, the home has a feel-good aura, enhanced by light breezy interiors,encompassing a stylish open plan quality kitchen and dining area that eases outdoors to a large sunny deck for effortless summer living and entertaining. The family-sized lounge has a heat pump and the bedrooms are all generous doubles. Tastefully curated by Hospic Waikato Stores the retro decor sits well on the polished native floors add depth to the modern living environment. Landscaping is simple and effective, leaving plenty of space for kids to play and room for visitors to park. The warmer months provide opportunities for leisurely walks to the river, A J Seeley Gully Reserve, ecologically-friendly Jubilee Park and Claudelands grounds. Local shops, cafes, supermarket and the CBD are also accessible by foot, while main transport systems are moments away.

3 1 1 1

| | |
|---|---|
| **Land area** | 607 m² |
| **Rates** | $3,107.20 |







Deborah Steel

07 838 3800

027 562 0010

deborah.steel@lugtons.co.nz