Lugtons

Your home is worth more with Lugton's





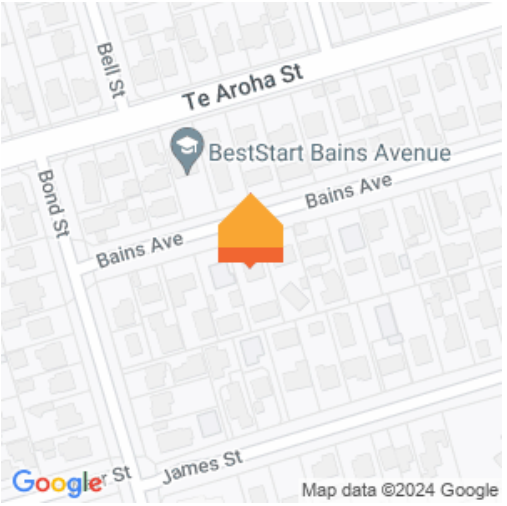


8A Bains Avenue, Hamilton East

This super cute 1920s home is impressive both in its traditional character and 21st century renaissance. The flawlessly presented bungalow made its TV debut a few years ago on Mitre 10 Dream Homes. Nestled in a beautifully landscaped setting on an easy-care cross lease section, the property has kerbside charm in abundance. Tastefully updated interiors weave vintage detailing into a contemporary environment to create relaxed, uplifting spaces for family living. Open plan living combines lounge, dining and kitchen in a large congenial zone that spills outdoors to a private entertainment deck. Four bedrooms and two bathrooms (including an ensuite) cater admirably for a family. Comforts are provided by gas hot water and a gas heater. The home is also fully insulated, including top, bottom and walls. Decor is fashionably neutral offset by the warm glow of polished native timber floors. Fully fenced and gated grounds offer a secure playground for children and pets, while lush greenery enhances the garden ambience. There is a garden shed and off-street parking. Tucked away in a superbly central Hamilton East location, the home lies in walking distance of Hamilton Boys' High and Peachgrove Intermediate. Private schools are close. A major supermarket is a stroll away. The boutique area, which is also close to Claudelands Arena and Park, Wairere Drive, Ruakura industries, university and CBD, excels in convenience. Please call Melissa Wilton on 021 157 3459 to view.

4 1 2

Floor size	116 m²
Rateable value	$425,000
Rates	$2,653.00





Melissa Wilton
07 853 0013
021 157 3459
melissa.wilton@lugtons.co.nz