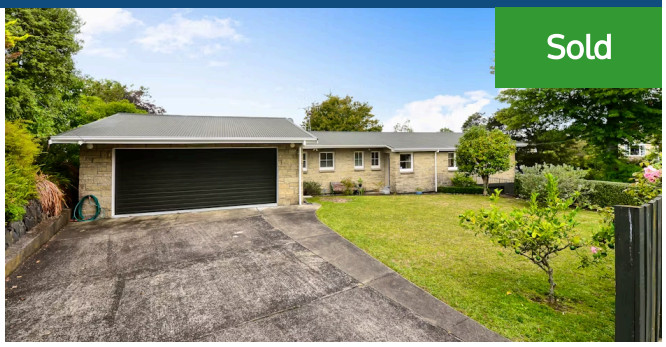
Lugtons

Your home is worth more with Lugton's







6 Corrin Street, Waikato Hospital

3 1 1 2

Occupying a mature 1132sqm corner site close to Waikato Hospital and Lake Rotoroa, this home has huge family, investor and developer appeal. Its large leafy section lends itself to subdivision in an area that is constantly under development and is hard to fault for location convenience. The home offers the strength of character of Hinuera stone and has an easy single-level 227sqm (mol) layout ideal for family living. Active and quiet zones are thoughtfully separated and the bedrooms are genuine doubles. An ensuite, roomy walk-in wardrobe and outdoor access make the master a restful haven. The well-appointed kitchen opens to the dining/family area which transitions outdoors onto a covered verandah overlooking the private backyard. A spacious lounge also eases off the dining zone. Abundant glazing floods the home with light and creates a relaxed, uplifting ambience for everyday living and entertaining. Gas central heating, and ceiling and underfloor insulation offer a good dose of comfort. There is the bonus of two garages (a double and single basement) plus two driveways for easy accessibility. Shops, schools and transit routes are handy. Please go to www. terryryan. co. nz to download any further information you may require.

Land area	1132 m²
Rateable value	$700,000
Rates	$3,517.58





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