

Sold

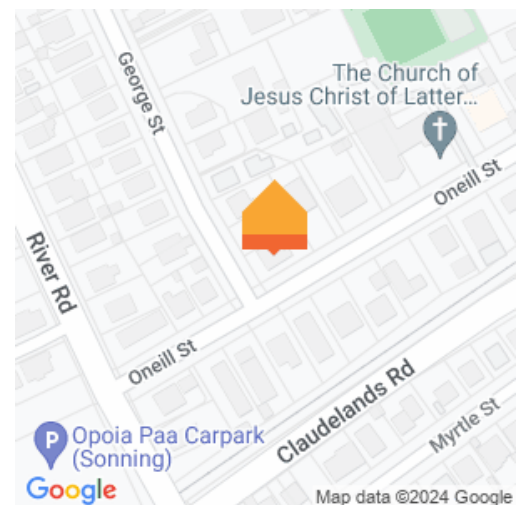


## 2 George Street, Claudelands

3 Bedrooms 2 Bathrooms 2 Car Spaces

Deadline for all offers is Friday 15th May at midday. Turning on the charm, this Claudelands classic melds tradition with modernity in an exquisite way. Taking care to preserve its 1920s character while meeting the living needs demanded by today's families, the 1920s bungalow exemplifies just what can be achieved when old meets new. The high-stud interior contains two living areas, a large main bathroom, a master bedroom with an ensuite, and an on-point kitchen set in a friendly open environment that leads to a sun-soaked courtyard sculpted into the backyard. Polished timber floors add lustre while vintage features such as stained glass and ornate ceilings reflect the home's glory days. Outdoor living has not been overlooked, nor have comforts such as gas fire, gas hot water and a SmartVent system, all which enhance the home's efficiency and performance. The garage has a big workshop, there's ample parking on site and room for the kids to play behind the picket fence. Occupying a dual access corner section, the home lies in the hub of Claudelands footsteps away from Claudelands Park and Events Centre. The CBD is walking distance and the area boasts boutique eateries, a Sunday farmers' market and Hamilton Boys' and Girls' High zoning. For further information or to view please call Melissa Wilton on 021 157 3459.

Land area	640 m <sup>2</sup>
Floor size	186 m <sup>2</sup>
Rateable value	\$820,000
Rates	\$3,886.00



**Melissa Wilton**

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