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14 Pamela Place, Deanwell

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• Rental appraisal $460 - $470 pw

Vendors has already purchased and must sell this property. Renovated inside and out, finish off the ground work and reap the benefits. A fabulous nest for a young family, this starter home is in a great spot for local kindies, schools and shops. Interiors offer modern comforts of an HRV system, gas heating and a heat pump to create an ambient living environment all year round. A home for all seasons, this dry, tidy abode is cool in summer and toasty warm in winter, The freshly painted exterior gives peace of mind in terms of maintenance. Joinery is a mix of aluminium and wooden; the roof is steel. And with the internal decor and carpet also new, this is a very easy home to move into and immediately enjoy. The 100sqm single-level layout presents open kitchen and dining merging with the lounge. Accommodation comprises two double bedrooms and a single. Laundry and toilet are both separate. Kids can run about outdoors in safety as the 614sqm section is fenced and has a child-friendly back yard for play equipment and games. Garaging is an external double and extra storage is provided by a garden shed. Gardens are newly boxed and visitors can park on site. Fibre broadband is available. Pamela Place is a quiet, friendly cul-de-sac close to main arterial routes, Waikato Hospital and the CBD. Most homes are owner-occupied and the area is in zone for Glenview Kindy and Deanwell School. Place your offer as the home is for sale by negotiation and highly suited to entry-level buyers and investors. "Sellers have purchased and this property must be sold"

Land area	614 m²
Floor size	100 m²
Rateable value	$440,000
Rates	$2,437.18





Babak Paymani
07 855 0550
027 405 1416
babak.paymani@lugtons.co.nz