



📍 20 Bolmuir Road, Forest Lake

3 Bedrooms 2 Bathrooms 1 Car Space

First impressions couldn't be better at this family home in the heart of Forest Lake. Full of kerbside appeal and preserved with pride, the 1950s charmer sits happily behind a set of gates on a fully fenced and well kept section. There is driveway parking in front of the double garage, flat lawn for kids to play, and a sunny backyard overlooked by two decks and a courtyard. Summer living and entertaining look very enticing. Indoors reveals two living spaces, including an open plan environment and a lounge, giving a family room to spread and socialise. Foodies will enjoy the kitchen's friendly connectivity with the open-plan and the modern work environment designed to make meal preparation as easy as possible. A full bathroom serves three restful bedrooms. Gas ducted central heating keeps everyone toasty warm and the alarm system provides good peace of mind. Polished native timber accents enrich aesthetics and aluminum joinery offers the benefits of a clean look and low maintenance. There is no shortage of storage. The area is favoured for its easy accessibility to the Hamilton CBD, local schools of all levels and proximity to sports, recreation and transport routes. PLEASE NOTE: Photography has been supplied by vendor from previous occupancy. To download the property files please copy and paste this link into your browser:

<https://www.propertyfiles.co.nz/property/605490001>

Land area	516 m ²
Rateable value	\$540,000
Rates	\$3,129.00

