



Sold



28A Horne Street, Hamilton Central

Ahead of its time when built 53 years ago, this home was designed by the architects for their own family residence. It comes to market for the very first time. Cocooned at the end of a right-of-way, the property lies in easy walking distance of Waikato Hospital and metres from Hamilton West Primary. It basks in the privacy of a 1188m² landscaped site and is surrounded by established gardens. Skilfully sculpted into the section, the 2 level executive home has welcomed various extensions to its original 1969 construction. Built of concrete block, rusticated weatherboards with a corrugated iron roof and mainly wooden joinery, it delivers 263m² of living, plus the extras of a double carport and decks. The upper level contains 2 living areas, a kitchen and dining room, a small office and 3 bedrooms, supported by a main bathroom and ensuite. The master also boasts a light-filled walk-in robe. All bedrooms and the main living room face north, and several exit points ensure effortless access to decks and the paved courtyard. The alfrescos have built-in seating and a relaxed vibe. Versatility kicks in downstairs thanks to a well-appointed office suite, ideal for professional use yet equally suited to redevelopment as self-contained accommodation. Used as an architect's office, the suite is wired for four workstations, has quality lighting, a large walk-in file room and a small powder room. It has its own entrance, is separately alarmed and contains a circular staircase to the upper floor. A laundry accessed off the ground floor entrance, a storage cupboard, and workshop accessed off the carport round off the garden level. Good ventilation and loads of natural light throughout infuse the home with a bright, airy ambience. Storage is capacious. Japanese maples and tiered rock walls embellish the well-structured gardens.

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Land area	1188 m ²
Floor size	287 m ²
Rates	\$4,608.00



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