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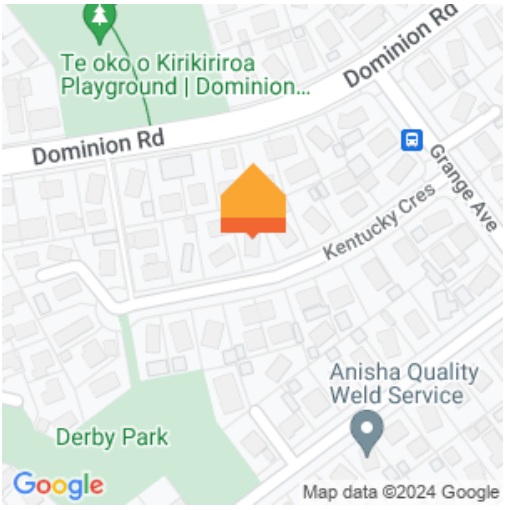


10 Kentucky Crescent, Nawton

A great first home buyer's opportunity, or tidy addition to an investment portfolio, this super sunny three bedroom home lies in an affordable, family-orientated location. Positioned in a cul-de-sac that has alleyway access to Nawton Family Playcentre and Dominion Park, the property is hugely appealing to a young family. The area offers choices in schools and early childhood centres, enjoys excellent connectivity to major transport routes, Avalon Medical and local shops, and is serviced by good public transport. For all-round family convenience, Nawton delivers. With Avalon Drive and State Highway 1 very accessible, the area is particularly handy for those whose workplaces are in Te Rapa and Hamilton's northern reaches. The home has good content for its size. Entry off the sun-drenched veranda opens to a warm inviting lounge that is surprisingly spacious. It adjoins the open plan dining and kitchen area, which spills onto the deck and is a perfect spot for your morning coffee. Soaring ceilings in both rooms create a light, airy ambience and enhance the feeling of space. Accommodation is peacefully tucked away from the living zones. There is a separate laundry, a heat pump in the lounge, security doors and an alarm. The stand-alone garage is a double, supported by a concrete forecourt, ideal for extra parking, ball games or scooters. Some gardens are newly barked and the grounds encompass large flat areas for the kids to run about. A garden shed sits at the rear. This well-presented home is a fabulous starter for a young family wanting to get on the property ladder. Kentucky Crescent has a quiet, established feel and the bonus of no through traffic.

3 1 1

Land area	628 m²
Floor size	114 m²
Rateable value	$325,000
Rates	$2,258.06





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