



Sold



14A Graham Street, Hamilton East

4 bedrooms, 1 car, 1 bathroom

Nestled in the sought-after community of Hayes Paddock, this charming home exudes the character of the 1940s. With great potential for enhancement, it presents an excellent opportunity for those entering the property market, all within close proximity to the Waikato River, Hamilton Gardens, Hayes Common, and the recently established Made Marketplace. Zoned for an array of education options including Hamilton Boys' and Girls' High Schools. Adorned with classic wooden floors throughout, the timber kitchen is a practical space with the dining area adjacent. Comfortable living room is equipped with a heat pump and a smart vent system, ensuring optimal comfort year-round. Four bedrooms and a tidy bathroom features a bathtub, shower, and toilet. Embraced by a lovely garden setting, the fully fenced backyard provides a secure space for children and pets to play. Ample off-street parking is available for vehicles, complemented by a convenient garden shed. Enjoy the character and comfort in one of Hamilton's most popular neighbourhoods. To download the property files please copy and paste the below link into your browser:

<https://www.propertyfiles.co.nz/property/14agraham>

Floor size	117 m ²
Rateable value	\$760,000
Rates	\$3,187.00



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