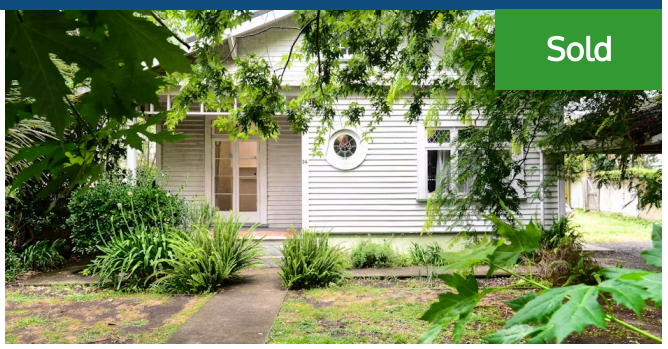
Lugtons

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34 Te Aroha Street, Hamilton East

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- 'Vendor want it sold NOW'
- Dual consent: residential and office
- High profile Hamilton East location
- A project four bedroom bungalow
- Hamilton Boys' High School zone
- Sunny corner site close to the CBD
- Off-street parking

Land area	491 m²
Floor size	117 m²
Rateable value	$460,000
Rates	$2,416.42



In a high profile location and consented for both residential and office use, this Hamilton East property has potential galore. It lies on a sunny corner site, footsteps from the Grey Street and Te Aroha Street roundabout. The locale provides great exposure for a business and exceptional lifestyle convenience for a family, with the bonus of Hamilton Boys' High zoning. Although the character home requires a full make-over, it has good bones and retro appeal in a boutique area renowned for its bay villas and bungalows. It contains four bedrooms, a separate lounge, study area, and kitchen easing onto a covered porch. There is off-street parking and a double carport. The neighbouring house, of similar vintage, has been restored and converted to a dental practice in line with a trend that is seeing a growing number of businesses establish a niche in this area, including a major supermarket. A concentration of shops and eateries cluster in the roundabout precinct. Claudelands Arena and Park, and popular family restaurant are moments away, and the river and CBD are walking distance. The area is well serviced by transport and schools, including Hamilton Boys' High.

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