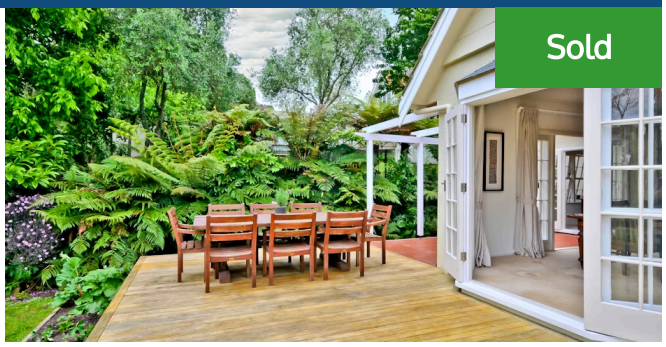
Lugtons

Your home is worth more with Lugton's







164 Pembroke Street, Hamilton Lake

4 2 2

Land area	1011 m²
Rateable value	$750,000
Rates	$4,213.50

Located in the "dress circle" of Hamilton Lake is your spectacular north-west facing character home on a 1,011sqm section. Nestled down a private driveway (with automated gate), this property offers a peaceful lifestyle in the centre of the city. It is the ultimate combination of timeless 1950's architectural lines and modern features from recent upgrades. Living is spacious, light-filled and free flowing over a versatile two-level layout. Interiors are orientated for the sun, light and outdoors. Decor has been refreshed throughout by a muted colour palette, thermal drapes and rewired for new light fittings and modern electronic requirements. The large kitchen offers a casual dining option and is appointed with double dishwasher drawers, walk-in pantry and oodles of storage. The formal dining room flows into the main living zone, which has a gas fire set in a marble hearth. The second lounge/library or fourth bedroom is a sun trap with a cathedral ceiling and significant built in storage. A master bedroom at ground level has an ensuite while two large bedrooms upstairs have elevated outlooks. Window seating in the front bedroom is the perfect spot to relax and enjoy the lake views.





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