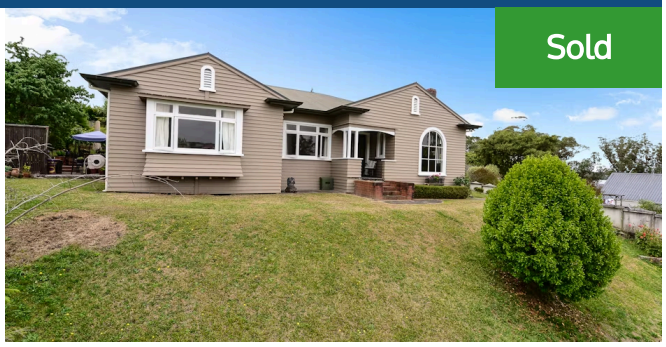
Lugtons

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15 Lake Domain Drive, Hamilton Lake

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Please contact Fiona or Kerry for your private viewing. This absolute prime piece of real estate comes to market for the first time in 41 years. Occupying a treasured 1726sqm parcel of land on an elevated site that has views across nature, roof tops and Hamilton Lake, the property is a rare find. It nestles at the end of a long drive in a peaceful setting footsteps from the lake and easy walking distance into the heart of town. Poised on the site is a character home built circa 1930-1939. With five children having been raised here, it contains a wealth of happy family memories. Some 10 years ago the home underwent an extensive refurbishment. Kitchen, dining and casual living were amalgamated into a cohesive open area spilling onto entertainment courtyards. A modern stone-surface kitchen was added, along with a gas fire, gas cooking and gas hot water. The bathroom was upgraded but the original big claw-foot bath was retained. There is a second toilet off the large laundry. Four bedrooms and a spacious lounge round off the home. Both the master bedroom and lounge frame district outlooks. Abundant sun, lake views, a Mt Pirongia vista and a panorama of stunning sunsets from the lounge make it a special spot to spend time in. Native timbers and beautiful retro features retain the home's character while tidy gardens add a flourish to the courtyards. Fruit and specimen trees adorn the sprawling section where outbuildings include a double auto garage and several sheds. This is fantastic land-bank or development opportunity in a sought after boutique location zoned for Hamilton Boys' and Girls' High. Hamilton's lake area is renowned for its lifestyle attributes, proximity to the CBD and Waikato Hospital.

Land area	1726 m²
Floor size	197 m²
Rateable value	$950,000
Rates	$5,320.00





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