



## 77 Alan Livingston Drive Cambridge

### Stunning Design in St Kilda

A separate lounge/TV room is a space for retreat and relaxation, and high-quality appliances, tapware and materials give the home an elegant feel.

The bedroom wing features four bedrooms (master with ensuite and walk-in wardrobe), bathroom, separate WC and a spacious laundry. The hallways are open and spacious and the sunny study is a great place to work.

The home has a heat-pump central heating system, ensuring it is warm and dry through the cold Waikato winters. Energy is provided by a 3kW solar system, reducing future power bills. Rainwater is collected in a 30,000L tank, a real benefit as the council is installing a user-pays water system.

4  2  2 

**FOR SALE**

Sold

**VIEW**

[ljhooker.co.nz/NB2GDJ](https://www.ljhooker.co.nz/NB2GDJ)

**CONTACT**

**Bruce Beer** 0274 101 101

**LJ HOOKER** CAMBRIDGE

(07) 827 7188

This property is in a great location, close to the daycare, playground and cafe, and is zoned well for schools, it will appeal to a wide range of buyers. Phone for an appointment to view.

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## More About this Property

<b>PROPERTY ID</b>	NB2GDJ
<b>PROPERTY TYPE</b>	Residential
<b>LAND AREA</b>	1,348 m <sup>2</sup>
<b>HOUSE SIZE</b>	257.00 m <sup>2</sup>
<b>INCLUDING</b>	

Licensed Real Estate Agents (REAA2008)



## LJ Hooker Cambridge - Tree Town Real Estate Limited

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