18 QUEENS AVENUE, FRANKTON, HAMILTON CITY, WAIKATO 3204








SOLD

BIG ON SPACE, FULL ON CHARM

Opportunities like this are rare. Positioned on a 614m² corner site just minutes from Hamilton Lake and Waikato Hospital, this substantial property offers outstanding flexibility for large families, extended family living, work-from-home professionals, or buyers seeking additional income potential with a bonus being zoned for Hamilton Girls' and Boys' High Schools.

The main level features four bedrooms, a family bathroom, and an open-plan kitchen, dining and living area filled with natural light. High ceilings and original timber detailing enhance the home's character and charm, while the balcony captures elevated views and provides the perfect setting for entertaining or relaxing with family and friends.

The lower level adds further functionality with two extra rooms, a multi-purpose space, and two bathrooms. Whether utilised for guests, hobbies, working from home, or simply spreading out, this level provides valuable additional space. Completing the package is ample storage, dedicated laundry space, a large double garage with workshop, and established vegetable gardens ready for planting!

Convenience is at your doorstep, with the CBD, popular restaurants, cafés, local amenities, parks and transport links all within easy reach. The Hamilton Train Station is just a short stroll away, providing direct rail services to Auckland.

Combining character, size and a highly convenient location, this is a property that offers opportunities seldom found so close to the city.

The Vendors have loved this home for over 12years and are ready to move onto their next chapter!

LM Realty is here to do business with all agents and their buyers. Talk to us for more details.

For an info pack call Leon 027 389 4714 or Chane 021 204 3133.

*Note: floor/land area sizes sourced from Property Guru and/or LINZ. We recommend you seek your own independent legal advice.

4 BED | 2 BATH | 2 CAR

PRICE:
$925,000

OPEN FOR INSPECTION:
N/A



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Lower Level





Drawings are approximate and for illustration purposes only. We take no responsibility for omissions and errors.
All dimensions are measured internally and floor areas reflect this. Measurements should be verified and the buyer to complete their own due diligence.

BLUE EAGLE MEDIA

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

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