



Sold

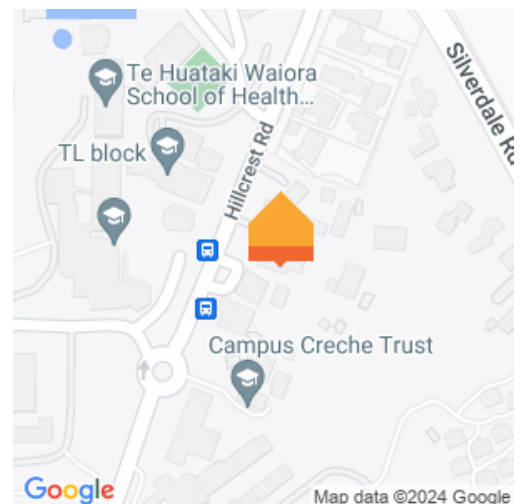
196 Hillcrest Road, Hillcrest



For the astute investor or developer, here is an extra-ordinary opportunity, a good old kiwi quarter acre (1011 m²) right smack in the Waikato University Campus. For the first time in 2 generations this residential zoned property is up for sale. It sits in the unique position of being totally surrounded on all boundaries by non-residential properties (all Waikato University facilities) in what the HCC call the "Knowledge Zone". The value is totally in the land and the successful purchaser has serious options to either landbank, develop, live in, or rent out before demolishing it. While HCC have no record of the age of the primary brick dwelling, the vendor believes their ancestors built it just before World War 2 in the late 1930's, while the second dwelling (granny flat) was Council approved in 1990. The Knowledge Zone is permitted for residential centres, managed care facilities, rest homes, apartments, detached dwellings and visitor accommodation. It's all about location location location, as the old adage says this property is scarce as hens teeth. This is a Deadline Sale (Deadline Private Treaty), all offers in by 5pm Monday 22nd February 2021.

Land area

1012 m²



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