



Sold



94 Mahoe Street, Melville

UNDER A CONDITIONAL OFFER UNTIL 7th August



Privately nestled down a ROW is this three-bedroom home presenting an ideal opportunity for 1st home buyers or a property to add to your investment portfolio. Occupied by the same tenants for over 16 years who have indicated they would love to stay. Situated just minutes from Waikato Hospital and the CBD with easy access to Northern and Southern expressways. Offering original features throughout, the kitchen is centrally placed, hosting loads of cupboard and bench space. Comfortable lounge room with a fireplace for added comfort throughout the winter months. There are three great sized bedrooms accompanied by a well-appointed family bathroom. Resting on 897m<sup>2</sup> of land, bound by established trees and gardens with citrus fruit trees, vegetable garden and level lawns, is the perfect place for kids and pets to play. Separate double garage, garden shed plus there is under house storage. Ready to move in while also offering potential to add enhancements with a contemporary revamp. Contact me now to find out more.

Land area	898 m <sup>2</sup>
Floor size	101 m <sup>2</sup>
Rateable value	\$460,000
Rates	\$2,605.00



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