



## 44 Mount View Road, Melville

With the opportunity to add your own touch, this tidy traditional, well-loved home is perfect for those wanting convenience, location and an opportunity to add value. The home features Four bedrooms including a separate toilet and bathroom which is ideal for young families, flatmates or investors. You will love the open plan living, dining and kitchen space which flows out onto the large sun filled deck where you can enjoy the afternoon sun whilst watching the children play out on the north facing lawn. There is also a second lounge off the open plan living area which can be used as a formal living space, children's playroom, or a cosy place to unwind and watch some TV at the end of the day. The home offers great off-street parking including a double garage and carport with a separate shed for a workshop area or storage of bikes and scooters. This home is really handy to schools, parks, the city, Hamilton Airport and the Waikato hospital is an easy walk to work. Don't delay in viewing this great opportunity, call me today for your own private viewing or visit me at one of the Open Homes, id love to meet you. Download the Property Files here: <https://www.propertyfiles.co.nz/property/676710003>



Land area	763 m <sup>2</sup>
Rateable value	690000
Rates	\$2,843.55



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