



## 103 Cambridge Road, Hillcrest

This 1348sqm Hillcrest property is a real estate bonanza, delivering an outstanding development or landbank opportunity in a highly sought after location. Hamilton City Council indicate the land is capable of supporting a double duplex development. Peacefully and privately tucked away at the end of a right-of-way, the property occupies a sunny, established site bordering Hillcrest Bowling Club and the local water tower. Shops, medical centre and bus stops are footsteps away. Schools, university, parks and sports fields lie in easy walking distance. Built in the 1950s and extended in the 1970s, the home has not changed hands in 18 years. Its generous 312sqm-plus footprint encompasses five bedrooms, a spacious lounge, dining and light-filled kitchen, a rumpus room, office, family bathroom, two toilets and a separate laundry. The double garage is internally accessed and the second garage contains ample workshop space. There is good off-street parking and a carport. A gas infinity system ensures a plentiful supply of instant hot water. Vestiges of its mid-20th century origins give the home character and, in the case of the breakfast bar, a certain amount of quirkiness. Wooden floors add lustre and the log burner pumps out the heat. Secluded grounds succor a sense of calm and make outdoor living among the mature trees and gardens a delight. Now ready for its next chapter, this property is full of future promise. For further information or to view please call Melissa Wilton on 021 157 3459.



Land area	1348 m <sup>2</sup>
Floor size	312 m <sup>2</sup>
Rateable value	\$760,000



### Melissa Wilton

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