



Sold



📍 8 Dermont Street, Bader

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Astute first home buyers and land bankers take note. This is a fantastic opportunity for buyers looking to beat the market with future potential. Build a dwelling on the rear or remove the home and build multiple units?

Land area	847 m <sup>2</sup>
Rateable value	660000
Rates	\$2,754.97

With council servicing upgrades projected to complete in next 3+ years, this property is suited to those who want to renovate now and/or hold for the future. Also for sale separately is the neighbouring property giving a total of 1,769m<sup>2</sup> (more or less) for a future development. Buy both or buy with a friend?

With 847m<sup>2</sup> of flat land available within 5 minutes of the Waikato Hospital, 8 Dermont Street is sure to be popular. St Pius Catholic School at the rear and great proximity to the CBD means any new builds or renovated homes will be sought after. Do your due diligence, speak to council, investigate the new intensification rules and bring an offer. Follow the link below for property files for 8 & 10 Dermont. <https://www.propertyfiles.co.nz/property/DermontDevelopments>



Book a private viewing or enquire today. Call Jason, 021 534 666



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