



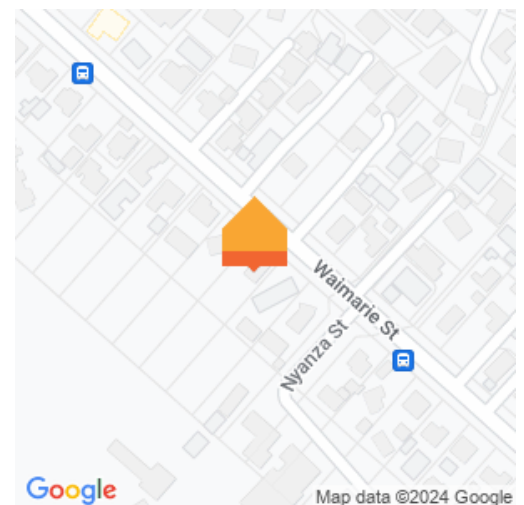
📍 33 Waimarie Street, Newton



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After nearly three decades of cherished memories, my vendor has transitioned into a retirement home - opening up a rare opportunity for a new owner. This property is not just a home but an investment in your future. With the option to landbank for future use or explore development opportunities now. Whether you're looking to expand the existing home, subdivide the land or pursue other development projects, this property provides an affordable entry level for your aspirations. This tidy Lockwood home is situated on a generous 1,012 sqm site with elevation overlooking school fields and beyond. The home boasts a spacious layout, three bedrooms and a large conservatory with basement garaging. Enjoy the warmth and feel of the low maintenance timber interior complimented with a heat pump for all seasons. The upgraded bathroom is of generous proportions with a wet area for easy access. For peace of mind the roof has been recently replaced as well. Situated in a popular location with easy access into the city and onto main arterial routes. Don't miss out on the chance to make this unique property your own and unlock its full potential.

Land area	1012 m <sup>2</sup>
Floor size	130 m <sup>2</sup>
Rateable value	\$820,000
Rates	\$3,382.48



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