



📍 246 Tramway Road, Enderley

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There's no denying a makeover is in order. Do the work and reap the rewards. This property is a must see for first home buyers, investors, developers and those handy with a paint brush. Split stone, 4 double bedrooms, HRV, heat pump, dishwasher, alarm and so much more, all nestled on a decent 675m<sup>2</sup> section. An easy commute to both Hamilton's link roads both North and South. Real value here. It's a smart choice. All enquiries to John.

Land area	657 m <sup>2</sup>
Floor size	116 m <sup>2</sup>
Rateable value	\$440,000
Rates	\$1,555.00

