



## Lavish Life at Lancewood

### 3 Lancewood Avenue, Melville

Kick back, and relax at this renovated 3 bedroom home in the heart of Melville! Move in and enjoy the hard work put in by the vendors - just trim the hedges and mow the lawns - done!

- Renovated kitchen with all new appliances
- New carpet
- New flooring
- New tiles in the bathroom and toilet
- Renovated laundry
- Insulated underneath the house
- Extended deck
- Lovely, easy-care section, with plenty of space for a bit of BYC (or FYC in this case)
- Large garage, with workshop space at the front
- 5 minute drive to the Waikato Hospital
- Close proximity to Hamilton's CBD

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**Land area** 607 m<sup>2</sup>  
**Rateable value** 700000  
**Rates** \$2,660.75



If you'd like some more information on this brick beauty, please don't hesitate to get in touch.

Ruwade Bryant

027 698 1881

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 [ruwade.bryant@lugtons.co.nz](mailto:ruwade.bryant@lugtons.co.nz)