



📍 14 Catalina Drive, Melville

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Set in a popular Catalina Drive location, just a short drive to Waikato Hospital, Hamilton CBD and all levels of schools. This residence offers its new occupants generous size living space, boasting three bedrooms, master with ensuite, open plan living/dining and kitchen area. There is a covered entertainment area perfect to unwind, BBQ with families and friends. The fully fenced back yard, a peace of mind to parents with young children and is ideal for the family dog. There are two garden sheds for that extra storage you need. Your fabulous home sits on a freehold 607 sqm section (more or less). There is a parking space for your caravan or boat. Call Feroz on 027 2727445 to arrange viewing or visit our open homes.

Land area	607 m <sup>2</sup>
Floor size	135 m <sup>2</sup>
Rateable value	\$415,000
Rates	\$2,596.82



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