



📍 117B Mardon Road, Enderley



Proudly presented to you by Nick Earney - Lugtons Real Estate. Built in 2017, you could enjoy the comforts and convenience of a modern home!

Land area	230 m ²
Rates	\$2,477.65

With many warranties still in play, buyers seeking a move in and enjoy opportunity - or a rental investment - will love what 117B Mardon Road has to offer. Three things you'll appreciate about the home straight away are the sensible home layout, the outdoor entertainment area and of course, the brick and tile. The tenants fixed term has just come to an end. They would love to stay on if the new owner provides the opportunity - the vendor offers a positive reference. For buyers looking to occupy the property themselves, a 94 day settlement would be suitable to allow the tenants to find their next home. Enjoy the convenient location with both Davies Corner shopping and 5 X Roads shopping only a few minutes away. Not to mention the Chartwell Mall, Waikato University and Innovation Park will be handy to home too!



Zoned for Insoll Avenue School, Fairfield Primary School & Fairfield Intermediate. Located close to Southwell School, St Paul's Collegiate & Fairfield College. Property File available here: <https://www.propertyfiles.co.nz/property/664450003>



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