



Sold



📍 41A Ohaupo Road, Melville

3 Bedrooms 1 Car 1 Bath

Just metres from Waikato Hospital, shops, bus-stops and main transport routes, your home is stamped with the hallmark of handiness. Its proximity to the hospital could hardly be better. The home holds true to its origins, has beguiling old world charm and occupies a good-sized cross lease section. Built in the 1930s, your traditional Kiwi bungalow is well-maintained and has French doors in the lounge and open plan dining/kitchen area opening onto a deck for sunny relaxation. Polished native timber floors provide lustre and long-life and the bathroom has undergone an upgrade. Two heat pumps offer year-round comfort. If four bedrooms are needed, the sunroom can oblige as the fourth. There is good vehicle access, off-street parking and manoeuvrability plus the bonus of a double garage with an adjoining rumpus room, ideal for a home office or studio. Raised veggie beds are established and the big front lawn gives children plenty of space for outdoor games. When it comes to weekend leisure, Hamilton Lake and Domain are walking distance.

**Floor size** 100 m<sup>2</sup>  
**Rates** \$2,540.25



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🌐 <https://www.weisenchow.co.nz/>