



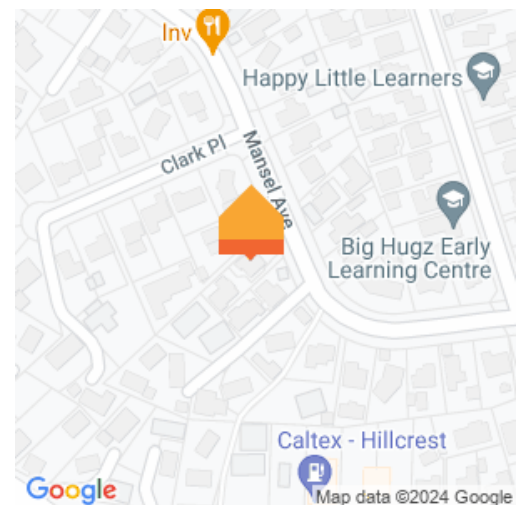
📍 54 Mansel Avenue, Hillcrest

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Offering a great opportunity to secure your first home or investment with ample potential to add value and future gains, enhanced by its appealing location and freehold site. Zoned for excellent schools including Hillcrest Normal School, Hillcrest High School, and Berkley Normal Middle School and within close proximity to Waikato University, public transport and the Waikato expressway for easy commute in and out of the city. The home consists of 4 great sized bedrooms, updated bathroom, large living area and the combined kitchen and dining area. Open the double doors to the outdoor entertaining deck and grassed front section, great for summer BBQs and entertaining family and friends. Offering potential to add your vision with a contemporary revamp and personal landscaping, this property is up to healthy homes standards and has a heatpump for year-round comfort. Reap the benefits of this fantastic location and call this property your home. To download the property files, please copy and paste the following link into your browser:

<https://www.propertyfiles.co.nz/property/54mansel>

Land area	412 m ²
Floor size	110 m ²
Rateable value	690000
Rates	\$2,840.66



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