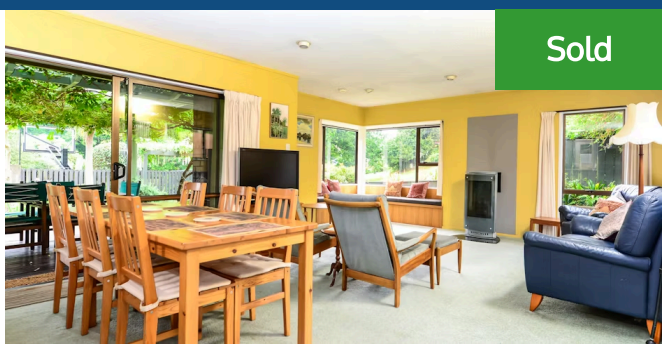
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34 Malcolm Street, Riverlea

This four bedroom Riverlea home presents an affordable opportunity to get a foothold in a tightly-held area bordering Hammond Park. While the home promotes functionality and has spacious comfortable living spaces, it does invite modernisation. All the essentials are here, including an elevated master wing with an ensuite, multi-zoned living and dining areas, and peaceful outdoor settings wrapped in nature. A warm family ambience and wonderful leafy cul-de-sac setting provide a great living experience. The home's layout takes into consideration the needs of parents and children. The kitchen is enticingly sunny, there are restful nooks for relaxation, and good indoor-outdoor flow to a timber deck which sits under a leaf-entwined pergola. Kids have lawns to play on as well as the run of the park. Double garaging and off-street parking provide ample space for vehicles and visitors. The property's affinity with Hammond Park, local swimming hole and bushland boardwalk, as well as Hillcrest school zoning and proximity to shops, university and major transport routes are huge buying incentives. A hidden gem running along the banks of the Waikato River, Hammond Park is alive with native fauna and is one of the last remnants of native bush left in the Hamilton Basin. The Malcolm Street cul-de-sac is highly prized and capital gain can certainly be achieved here, particularly through tasteful refurbishment. For further information to down load on this property please go to - View agents personal website

4 2 2

Land area	673 m²
Floor size	230 m²
Rateable value	$730,000
Rates	$3,579.38





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