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Sold



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13 Somme Crescent, Hillcrest

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Land area	1026 m²
Rateable value	$375,000
Rates	$2,634.87

In a magnificent central Hillcrest location, this 1026sqm (approx.) property has so much going for it. Currently drawing two rental incomes from two separate homes, the property is brimming with potential. There is scope to carry on as is and reap the dual returns or add value through further upgrades and increase your yield. Moreover, you can live in one and rent the other to offset your mortgage. An extended family will also appreciate its worth and developers will view it as a prime candidate for development in a prized location. Modern new housing is changing the face of Hillcrest, and the area is going ahead in leaps and bounds. Somme Crescent is a cul-de-sac enclave tucked away off Knighton Road. It opens to the back entrance of Knighton Primary and borders Hillcrest Stadium, a park with an asphalt cycling track encompassing a football pitch. The University of Waikato, local shops, eateries and large medical centre are an easy walk. Zoning is for all the favourite Hillcrest schools. Ruakura industries and main transport routes are also close, making the property one of the most conveniently positioned offerings on the east-side market. Three bedroom home

This three bedroom concrete stucco home directly accesses Hillcrest Stadium . The open plan family area opens to private grounds for a relaxed indoor-outdoor lifestyle. Well tended by a house-proud tenant with a seven year occupancy. It has air-conditioning, ceiling insulation and a new stove, plus a wood fire in the lounge. And with Knighton Primary just footsteps away, the home is ideally positioned for a family. Two bedroom home

Recently upgraded with a new stove, rangehood, drapes and carpet, this two bedroom unit has also be repainted throughout.





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