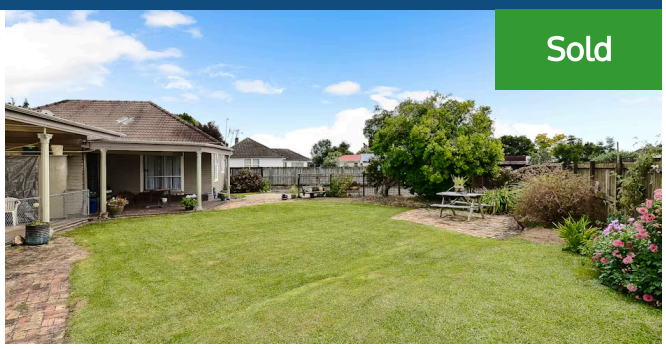
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6 Lee Place, Bader

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In a handy, central location in an area that is undergoing steady urban transformation, this property is full of potential. The home occupies a subdividable site that allows for two duplexes to be erected in place of the house. Alternatives include renting, occupying and/or landbanking. Being near Waikato Hospital and CBD, the area is popular with medical staff and city workers. Lifestyle attractions of Lake Rotoroa, Hamilton Gardens, and river also work in its favour, as does transport convenience. State highways are very accessible. Presenting great entry-level buying for first-home seekers, the weatherboard house has four bedrooms, spacious open plan living and a large covered patio. The utility room off the garage is a bonus. The level site has ample room for gardens, play areas and parking. Providing opportunities to add value through improvements or new builds, or simply jump on the bandwagon of property ownership.

Land area	1071 m²
Floor size	185 m²
Rateable value	$320,000

