



📍 3/16 Jones Crescent, Melville

Situated just minutes from the Waikato Hospital on foot and a short drive to the CBD, first home buyers and investors will see immediate value in this property. Built in 2018 this modern 2 bedroom unit offers a lot of bang for your buck!

Floor size	102 m <sup>2</sup>
Rates	\$2,326.00

Downstairs you come in through the single internal access garage which also contains the laundry. To your left you will find the Master bedroom with ensuite and walk in wardrobe. The master also opens up to a low maintenance outdoor area perfect for relaxing or growing some veges. Upstairs you will find the second bedroom and bathroom, living area, kitchen and balcony

Fully insulated and double glazed, plus a large heatpump for comfortable year-round living. The spacious open plan living takes advantage of the elevated outlook and opens up to a beautiful north facing balcony, perfect for entertaining or enjoying a glass of wine and watching the sun set. Outside the garage there is space for another car off the road which is a rarity in this location. Such an ideal central location with shops, bus stops, schools, and early childhood centres so close, this is a great opportunity and won't last long. Give Sam a call today on 020 4038 1998 for more info or to book a viewing.



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