



📍 197 Tramway Road, Enderley

It's been a long time coming, but the day has finally arrived. This home is going to change hands for the first time after being in the same careful ownership since it was built in the 1960s. A lot has happened in the area over the years, with the most significant being the development of Wairere Drive. Navigating the city is easy thanks to its close proximity. Moreover, the construction of pedestrian and cycle networks make biking or walking excellent alternatives to running a vehicle. The location is central to everything - shops and hospitality, CBD and urban amenities, business park, schools, university and recreation - ensuring great family and investor appeal. The home has a good presence on a flat, freehold 612sqm open section ripe for landscaping. A single garage sits at the end of the driveway. A homely feel pervades the interior which features three bedrooms, a modernised bathroom, separate toilet, laundry, and a light-filled lounge easing off the open-plan kitchen/dining zone. There is generous storage throughout, effortless liveability, and scope to add value through updates. To download the property files please copy and paste this link into your browser:

<https://www.propertyfiles.co.nz/property/590180001>

Land area	612 m <sup>2</sup>
Floor size	100 m <sup>2</sup>
Rateable value	\$415,000
Rates	\$2,568.00

