



Sold



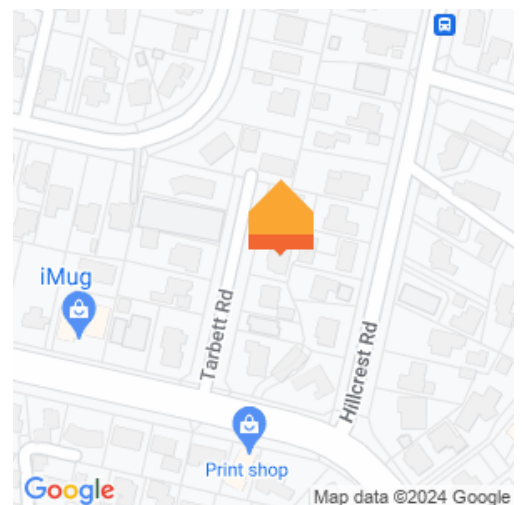
6 Tarbett Road, Hillcrest

3 bedrooms, 1 bathroom, 2 cars, 1 kitchen

Huge road frontage, great street appeal, exclusive grounds and driveway means this beautifully presented property in a prime Hillcrest cul-de-sac is a must-view!

This brick home excels for location, outlook and character. Poised on a sunny elevated site in a small quiet cul-de-sac just minutes from Waikato University, the endearing abode comes to market for the first time in 32 years. It has been much-loved over the decades, has been professionally painted and delivers a north-facing indoor-outdoor lifestyle enhanced by cityscape views, panoramic night skies and stunning sunsets. The large, north-facing deck is the ideal spot to relax and entertain against the scenic vista. Matai floors add warmth, richness and practicality to the interiors where everything is laid out for effortless family living and potential exists to add value. Lounge and dining can be separated by rimu and glass doors, or enjoyed as an open plan zone, which is particularly useful when entertaining. The immaculate bathroom contains a shower, bath and modern vanity, and the separate toilet has dual access from the laundry. Heating options include gas and heat pump for all-year comfort. Nestled in mature grounds with pleasing aesthetics, this robust home has basement garaging and storage. Shops, popular local cafe, medical and schools are an easy walk.

Floor size	120 m <sup>2</sup>
Rateable value	\$580,000
Rates	\$2,939.17



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