



## 80 Flynn Road, Hillcrest



Nestled on a spacious 766sqm (approx. ) section, this much loved three-bedroom brick home displays warmth and character, boasting polished native timber floors throughout. Surrounded by established gardens and mature trees, this sun-soaked residence is perfect for families, couples, or savvy investors alike. Modernised kitchen offers loads of storage, dishwasher with the dining area combined. Indulge in seamless indoor/outdoor living with French doors leading you to the entertaining deck and pergola, overlooking expansive back lawns. Spacious living area extends to the front patio. Three carpeted bedrooms and a tidy bathroom with a separate laundry and toilet. Stay cozy year-round with 2x heat pumps and a DVS system. Additional storage and potential for a rumpus room await in the separate 1.5 garage, complete with power. Situated at the end of a leafy cul-de-sac, zoned for all levels of Hillcrest schools and Waikato University, as well as proximity to Hamilton Gardens, river paths, Flynn Park, and the popular Jack's Cafe. With easy access to the Waikato expressway making getting around a breeze. To download the property files please copy and paste the below link into your browser:

<https://www.propertyfiles.co.nz/property/80flynn>

Land area	766 m <sup>2</sup>
Floor size	110 m <sup>2</sup>
Rateable value	\$870,000
Rates	\$3,538.00



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