



7 Katherine Place, Melville

4 bedrooms 1 carport 2 bathrooms

Revealing a fantastic family home nestled in a quiet cul-de-sac, boasting three bedrooms and a fully renovated sleepout with a modern bathroom. This residence has undergone tasteful updates with excellent presentation inside and out. Whether you're looking for your ideal family home or a promising investment opportunity, this property ticks all the boxes. Wooden floors throughout create a warm and inviting atmosphere. The kitchen and dining area are bathed in natural light and the lounge seamlessly extends to a private deck, offering an excellent outdoor space for alfresco entertaining. Three bedrooms are complemented by an updated bathroom, with the toilet conveniently separate. A unique feature of this property is the external sleep-out, which would make an ideal teenager retreat, or guest accommodation, opening onto an expansive deck and level grassed yard. The fully fenced 639sqm (approx.) section is surrounded by established trees and includes a garden shed. Perfectly positioned, this property is just moments away from the Glenview Shopping Centre and Gallagher Aquatic Centre. It also ensures easy access to Waikato Hospital, Hamilton Airport and various parks and playgrounds. To download the property files please copy and paste the below link into your browser:

<https://www.propertyfiles.co.nz/property/7katherine>

Land area	640 m ²
Floor size	113 m ²
Rateable value	\$690,000
Rates	\$2,967.00



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