



Sold



📍 40B Hillcrest Road, Hillcrest

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To download the property files please copy and paste the below link into your browser:

<https://www.propertyfiles.co.nz/675300003>

Floor size

113 m<sup>2</sup>

Rates

\$2,997.00

Versatility underpins this Lockwood home, which speaks to first home buyers, professionals, and investors alike. Superbly positioned for Hillcrest education, the property is metres away from St Johns College and the University of Waikato. Primary schools and Hillcrest High are walking distance, and Cambridge Road shops and local cafes are close. The easy-care nature of interlocked timber construction makes the home a good rental prospect, with proven performance, as well as a great choice for busy professionals. The floor plan packs in two separate living areas, including a lounge flanked by decks, two bedrooms, and a separate laundry. An ensuite and walk-in robe make the master an inviting retreat. The bright, airy interior sits under elevated ceilings and has a heat pump and gas infinity hot water for everyday comfort. A double carport, with storage, adjoins the home, and the backyard deck beckons for outdoor relaxation. Additional off-street parking is available on the fenced, low maintenance section. The property is move-in ready, and offers scope to enhance and add value. The location delivers huge lifestyle gains. Call Melissa Wilton for further information or your appointment to view on 021 157 3459.



**Melissa Wilton**

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