



Sold



171 Cambridge Road, Hillcrest

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Location and land size are key assets when it comes to this slice of real estate. The 1007sqm freehold property in the heart of Hillcrest is all about opportunity. This is a prime parcel of land to exploit as it provides numerous options for future gain. Developing the site (suitable for a double duplex, subject to design and council approval), subdividing the back section or adding an ancillary dwelling spring instantly to mind. Then again, a family might simply want to enjoy the space, the everyday convenience, and the school zones. Landbanking also looks good. Keen eyes will be quick to appraise the potential of this property and its location benefits. So much is in walking distance - shops, supermarket, schools, university, and medical services. Major arterial networks are moments away. Built in the 1960s, the house reflects its decade of origin albeit with some attention to modern living standards. It is Healthy Homes compliant and boasts two new heat pumps. The interior, while certainly liveable, lends itself to modernisation. The entrance floor features two bedrooms, a bathroom, laundry, and spacious open-plan environment. A balcony eases off the dining area. A second living area and a master bedroom with an ensuite occupy the upper level. Vehicles are generously accommodated thanks to tandem basement garaging, a separate double garage and adjoining carport, plus ample off-street parking. The property is currently rented for \$585 per week and the tenants would love to stay. Call Melissa Wilton for further information or to view on 021 157 3459. To download the property files please copy and paste the below link into your browser:

Land area	1007 m ²
Floor size	289 m ²
Rateable value	\$1,255,000
Rates	\$4,567.00



<https://www.propertyfiles.co.nz/690570003>



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