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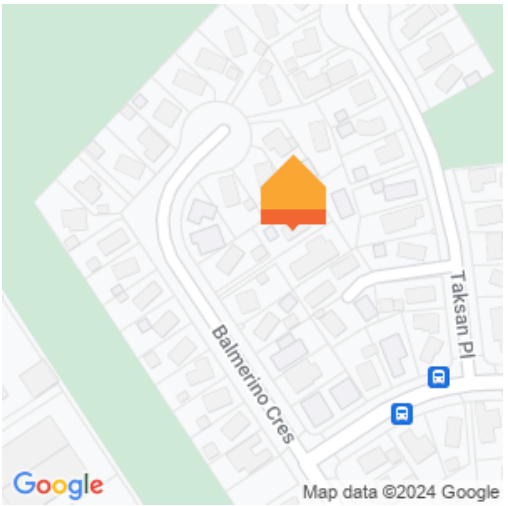


42 Balmerino Crescent, Pukete

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Reside in or pack out the portfolio with this amazing land bank. A family friendly floor plan and prime positioning on a freehold section in popular Pukete,

Land area	1010 m²
Rateable value	$530,000
Rates	$2,874.50



This nice 3 bedroom 1 bathroom house sitting on a 1010 sqm (approx.) section is currently tenanted who would love to stay. The back yard curated for convenient living and entertaining, social zones flow with fluid grace to a deck creating a sensational and vibrant space for indoor/outdoor socialising while giving the kids ample grassy area to play on plus offering scope for further gardening and also covering the bases for sunny summers or great BBQ evenings. Delivering freedom of movement throughout, and the convenience of double garaging, this ready-made family home sited in an handy location close to Hamilton CBD and proximity to arterial routes makes it easy to get in, out and around Hamilton. The Base with its comprehensive retail and entertainment facilities is only a few minutes drive and there's a number of good schools in the area with popular Te Rapa school close by. A great build with low maintenance, this home presents superb value for the size, location and quality. Own and occupy or rent it for cash flow or develop but whatever you do, you'll need to do fast because these family biggies in Pukete get snapped up in short order. Viewing essential, don't delay inspection - call Jack on 0800 TMJACK (865 225) for a private tour or catch you at the open home. For an information pack copy and paste the below link on your web browser:-

https://www. propertyfiles. co. nz/property/582010001



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