



Sold

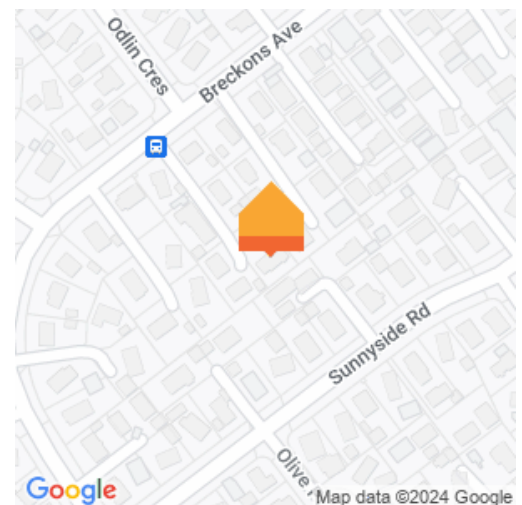


## 41B Breckons Avenue, Nawton

Calling all first home buyers or investors. Here is a property that will encourage you to be brave. We are all now particularly good at bravado and change, as 2020 has worked its magic on us. This partially renovated 4-bedroom home simply needs a little more love to reach its full potential. A fresh lick of paint will reveal the true charm lying just under the surface. Pull up your sleeves. . . give this classic 1980's double-story house a freshen up, then take it easy and enjoy plenty of paybacks for completing the project. The house is nestled down the end of a communal driveway with a place for off-street parking, plus it has a single garage. Head inside to the fully functioning kitchen, comfortable lounge, and three lower-level bedrooms and separate laundry. The downstairs bathroom and toilet room have already been revamped, so the work is already done. Upstairs is the fourth bedroom and lofty living area, which is the ideal space for a second lounge or alternately turn it into a terrific study area for your teens. Change it up to become a visual treat. Embrace the possibilities of this family home and benefit from the increased value you will generate. Located in the heart of Nawton, this affordable suburb is home to young families and a growing student population, many attending Wintec in Avalon Drive. It is close to the city, with local shops, cafes, schools, community centres, parks, open fields, and just up the road is Hamilton Zoo. Ideal for families work, play or study needs. Add your personal touch and put out the welcome mat. Be quick, be brave, and realise the full potential this property has on offer. Contact me today for a viewing or open home times.



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| Rateable value | \$335,000  |
| Rates          | \$2,062.22 |



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