



## 📍 49 Montgomery Crescent, Bader

Quietly positioned with elevated views of the City and Waikato River is this refreshed 3-bedroom abode. Appealing to first home buyers seeking a low maintenance lifestyle or keen investors looking for a property to add to their investment portfolio. Freshly painted, new carpet and flooring means you can move in with all the hard work done. Open plan kitchen and dining area is flooded with natural light, and the lounge has a heatpump for comfort, sit back and relax and soak in the City and Waikato River outlook. Three great sized bedrooms all have double glazing. Renovated bathroom features a neutral colour palette and modern design. Fully fenced section, oversized single garage plus great off-street parking with room for kids to ride their bikes. Ideally located close to the Waikato Hospital, Hamilton Gardens and an easy commute to the CBD. To download property information please copy and paste this link.

<https://drive.google.com/drive/folders/1GZwckEct1a5fneSYYY7tGu9F9objkGHb?usp=sharing>

[com/drive/folders/1GZwckEct1a5fneSYYY7tGu9F9objkGHb?usp=sharing](https://drive.google.com/drive/folders/1GZwckEct1a5fneSYYY7tGu9F9objkGHb?usp=sharing)



Land area	587 m <sup>2</sup>
Floor size	123 m <sup>2</sup>
Rates	\$2,301.00



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