



Sold



## 35A Collins Road, Melville

Nestled down a drive, this 2-bedroom home is a fantastic prospect for first home buyers, downsizers or investment option. Boasting ample potential for future enhancements, its prime location near Glenview Shopping Centre, Waikato Hospital, and Hamilton Airport ensures convenience and accessibility. Two generously sized bedrooms are complemented by a tidy bathroom featuring a shower over bathtub and a separate toilet. The combined living and dining area bathes in natural sunlight, creating a warm and inviting atmosphere with the comfort of a heat pump. Functional kitchen makes meal preparation a breeze. Outside, the property is enveloped by established trees and vegetable gardens. A carport ensures shelter for your vehicle, while a garden shed stands ready to house all your essential tools. To download the property files please copy and paste the below link into your browser:

<https://www.propertyfiles.co.nz/property/35acollins>

Floor size

60 m<sup>2</sup>

Rates

\$2,650.00



Jamie Barakat

☎ 07 853 0013

📱 0274 285 426

✉ [jamie.barakat@lugtons.co.nz](mailto:jamie.barakat@lugtons.co.nz)



Melody George

☎ 07 853 0013

📱 022 343 1375

✉ [melody.george@lugtons.co.nz](mailto:melody.george@lugtons.co.nz)