



Sold



## 2A Howell Avenue, Riverlea

Young families wanting to be in zone for Hillcrest schools, professionals looking for a work from home opportunity, or active retirees who'd like to downsize but still have room for pastimes, will see great potential here. The mainly brick property with aluminium joinery, nestles on a well-established section in leafy Riverlea. Hillcrest shops and supermarket are easy walking distance and State Highway 1 is moments away for commuters. A huge auxiliary room, in addition to two bedrooms, a large separate lounge, dining room and kitchen, give the home good versatility. Hobbies room, play area or home office spring instantly to mind for the rumpus/office which can be independently accessed via a ranchslider. A covered-in deck beckons for outdoor living and the size of the dining room and lounge make the home suited to relaxed entertaining. A full bathroom, a separate toilet and laundry round off the floor plan. Opportunity exists to add value through modernisation. The double garage is detached, the section has generous off-street parking, and the Riverlea community is renowned for its riverside beaches, boardwalk, and rare flora and fauna. All education levels, from kindergarten through to university, are nearby. To download the property files, please copy and paste the following link into your browser <https://www.propertyfiles.co.nz/property/2AHowellAvenue>

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Floor size

150 m<sup>2</sup>

Rates

\$2,727.00



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