



📍 107 Tramway Road, Enderley

Quietly nestled in a picturesque setting of privately placed trees and gardens, this three-bedroom home has a peaceful and relaxed ambience. Set over a functional and single level floorplan, presenting an outstanding opportunity for first home buyers and investors alike. Timber floorboards enhance the living spaces, the lounge has a heatpump and extends to the front deck, perfect for summer BBQ's and entertaining friends and family. Well-presented kitchen is practical in design with the dining room adjacent and offering great indoor/outdoor flow. Three spacious bedrooms and an updated bathroom. There is an external rumpus room adjoining the single garage, this versatile room could be utilised as a teenager retreat or home office option. Set on a fully fenced 767sqm section with plenty of room for the kids and pets to play. The single garage sits at the end of the driveway. Zoned for Hamilton Boys & Girls High Schools, location is handy to local shops and amenities, CBD, Waikato University and easy access to the expressway. To download the property files, please copy and paste the following link into your browser:



Land area	769 m ²
Floor size	151 m ²
Rateable value	\$750,000
Rates	\$3,022.00

<https://www.propertyfiles.co.nz/property/107tramway>



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