



38 Smith Street, Frankton

Opportunities like this don't come up very often so come on along and see what your handy person skills can do here. Start with a 3 bedroom 1980s built home and either grow it or renovate then check out the possibility to develop the rear section. Fruit trees galore if you just want a large section with plenty of room to make the kids a tree hut or maybe build a new home on the back. Handy access to the Hamilton Lake and CBD plus not far to Waikato Hospital. With great neighbours either side you could enjoy relaxing in this spot, the current own has been there for 50 plus years, now its your turn.



Land area	960 m <sup>2</sup>
Floor size	98 m <sup>2</sup>
Rateable value	\$315,000
Rates	\$1,921.12

