



## 📍 98 Bruce Avenue, Glenview

3 Bedrooms 1 Bathroom 1 Kitchen

First home buyers will appreciate the finer details on offer at 98 Bruce Avenue. This renovated 1960's, Huntly Brick home has 3 generous sized bedrooms, a separate laundry tiled bathroom, updated kitchen and double glazed windows. The work here has been done, ready for you to move in and enjoy. The modern kitchen features new appliances, and is semi-open plan with the dining room. French doors lead out to a sun room for entertaining, and with new flooring and carpet throughout, those looking for comfort and charm will feel right at home here. In the sought-after Glenview neighbourhood, this property offers excellent proximity to the CBD, Waikato Hospital and expressways. The 400m<sup>2</sup> (more or less) section provides enough space for you to customise the garden to your liking and add an outdoor entertainment area for when summer pokes it's head out again. 98 Bruce Avenue will tug at your heart strings with its tidy presentation and sense of space.

Land area	400 m <sup>2</sup>
Floor size	116 m <sup>2</sup>
Rateable value	\$770,000
Rates	\$3,226.85



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