



6 Bell Street, Hamilton East

Saved by the Bell. Just in time and sure to please, this affordable home is not only in a great location but has so much more potential. Built in the 1950s with touches of the Art Deco era, the native timber floors are ready to uncover and enhance to your desire. Spacious sunny living with plaster ceilings throughout and a choice of three double bedrooms situated in a tidy cul-de-sac on an easy care 434m<sup>2</sup> section. Enjoys the popular Boys High zoning which is only a stroll away, plus easy access to Innovation Park, Ruakura's commercial sector, Claudelands Arena, the Roaming Giant, and also into the CBD and your own supermarket which is just around the corner. Don't hesitate to contact Kerry for a look through.

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|------------|--------------------|
| Land area  | 434 m <sup>2</sup> |
| Floor size | 118 m <sup>2</sup> |
| Rates      | \$3,140.00         |



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