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11 Normandy Avenue, Melville

An ideal parcel of land to aggregate for future sale or development, this 887sqm property has multi-unit zoning and proximity to Waikato Hospital. Moments from shops and state highways, less than 15 minutes walk to the hospital and handy to the CBD, the property is superbly sited. It currently returns income from two dwellings including a two-bedroom home with garaging and an open plan one-bedroom unit with wheelchair access, a disability-friendly bathroom and a carport. Both are renovation projects inviting remodelling or removal to make way for the possibility of two duplexes. The emergence of multi-unit developments in the area reflects a strong demand for housing around the hospital precinct. This property has a potential for future development subject to council approval. Due diligence is strongly recommended. A LIM Report is available on request.

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Land area	887 m²
Floor size	130 m²
Rateable value	$450,000
Rates	$2,798.95





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