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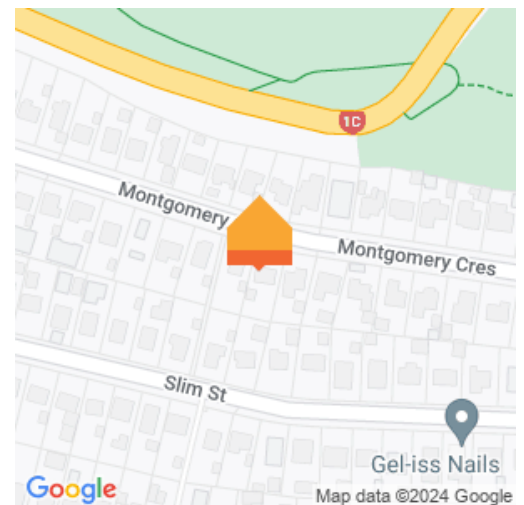


## 40 Montgomery Crescent, Bader

2 1 1

Polish this little centrally located gem and reap the rewards. Good bones, structural integrity and affordability make it a worthy investment and a great canvas for value-added improvements. While perfectly liveable as is, a modern upgrade would do wonders and pay dividends down the track. Built in the 1950s, the two-bedroom home has stood the test of time and still has plenty of life in it. Proximity to Waikato Hospital and the CBD is a big boon for city or hospital staff looking to own or rent near their work environment. State Highway 1 is extremely handy for commuters. Lifestyle attractions, including parks, reserves and Hamilton Gardens are in the neighbourhood, and Hamilton Lake is close. Remodeling not only enhances a home's liveability and efficiency, but also boosts the return on investment of a house. This is a superb opportunity for first-home buyers to launch into the property market.

Land area	703 m <sup>2</sup>
Rateable value	\$360,000
Rates	\$2,138.87



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