



69 East Street, Enderley

BOUNDARY LINES ARE INDICATIVE ONLY

This spacious two-level wrapping 3 bedrooms plus a living space upstairs and a single bathroom with a semi open lounge/dining stands tall and proud on a desirable land area of approximately 1011 square metres in a sought after location. The prime location presents a unique investment opportunity for the next owner to revamp, renovate, or rebuild for a fresh new look - a developer's dream project!

Current tenants have thoroughly enjoyed their time here with relaxing summers in the expansive backyard which features several fruit trees and plenty of room for kids and pets to play. The wide street offers plenty of on-road parking in a quiet street. Ideally located in the zone for Hamilton Boys, Peachgrove Intermediate and very close to Southwell School plus only a few minutes drive away from the University of Waikato, Countdown supermarket, Waikato Expressway, one does not have to travel far for daily essentials. Not to mention, the CBD, Claudelands Events Centre, Hamilton Gardens, and several local shops/eateries are in close proximity to make leisure time effortless.



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Land area	1011 m ²
Floor size	196 m ²
Rateable value	\$610,000
Rates	\$3,445.10

