



97 Aurora Terrace, Hillcrest

An original weatherboard on a 607sqm section in need of a total renovation or undertake a complete site re-imagination into middle density accommodation. Subject to further consents and buyer due-diligence, the site density of 150sqm of net area enables design possibilities for four apartments with side and rear set back of 1.5 metres and a 12.5 metre height limitation. Conveniently positioned just 10 minutes (traffic dependent) to the CBD, a 2 minute drive to cafes, eateries, pubs and markets at Hamilton East Village, walkable to Waikato University and zoned for Silverdale & Hillcrest Normal Schools & Hillcrest High. Services already at/near the gate and a readily accessible road frontage simplifies the build process in a location experiencing a steady transformation in suburban revitalisation with new builds already coming to completion. A tactical and strategic acquisition offering lucrative returns from subdivision. Call 021 229 9779 or 0800TMJACK (865225) for viewing arrangements. For an information pack, copy and paste the below link on your web browser: <https://propertyfiles.co.nz/property/653860003>



Land area	607 m ²
Rateable value	550000
Rates	\$3,181.00



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