



4 Mansel Avenue, Hillcrest

Oozing fabulous boutique charm, this iconic Hillcrest home has character, convenience and kerbside appeal. School zones and proximity to Waikato University will draw families, and the 1088sqm section and superb location are bound to pique developer interest. Built in the 1930s, the tidy brick residence has been carefully maintained. While it still proudly holds many original elements and is full of classical elegance, tastefully coordinated updates offer modern liveability. Splashes of colour and feature wallpapers create a cheerful interior to the home which delivers restful living areas, relaxed indoor-outdoor flow and four bedrooms. The kitchen is blessed with a walk-in pantry, and the laundry and study are peacefully positioned at the rear. Two separate toilets, a shower room and gas cooking ensure everyday functionality. Gas ducted heating keeps everyone warm and toasty. Deck and courtyard beckon for summer living and entertaining. A double garage and carport take care of vehicles. Poised on a mature section, the landmark home enjoys a gentle elevation in an area where buyers can't go wrong. All levels of education, from pre-school to tertiary, are walking distance, as are shops, medical centre, library, parks and cafe culture. Please go to www.terryryan.co.nz to download any further information you may require.

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Land area	1088 m ²
Rateable value	\$600,000
Rates	\$3,401.85



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