



Sold



## 2/3 Brocas Avenue, Hillcrest

2 Bedrooms 1 Car 1 Bath

Offering the perfect lifestyle or investment opportunity, this two-bedroom home is enhanced by modern stylish spaces and easy low maintenance grounds. Situated on a freehold site, within close proximity to Waikato University, Hamilton Gardens and Hillcrest amenities for your everyday needs. Flaunting open plan living and dining, adorned with fresh contemporary interiors. The pristine kitchen boasts gas cooking, a dishwasher and plenty of cupboard and bench space. Two comfortable bedrooms both offer double wardrobes and the modern bathroom has a shower and toilet. With a seamless flow from indoors to outdoors, enjoy relaxing on the deck overlooking the level lawns and fully fenced section. Equipped with a heat pump and single garage with internal access and in zone for excellent Hillcrest schools. To download the property files please copy and paste the below link into your browser:

<https://www.propertyfiles.co.nz/property/2U3Brocas>

Land area	210 m <sup>2</sup>
Floor size	86 m <sup>2</sup>
Rateable value	\$650,000
Rates	\$2,839.00



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