



📍 57 Morris Road, Hillcrest

3 bedrooms 1 carport 1 bathroom

Here is a wonderful opportunity to add value - attention first home buyers, property flippers, investors, DIY'ers. This weatherboard and tile property is in an excellent location and positioned on a flat freehold 714m² section. On offer is three bedrooms, an open plan living with French doors to a deck, sunroom (not consented) and a separate laundry. There is a detached garage, carport and lots of off-street parking. Insulated top and bottom, has a heatpump, SmartVent ventilation system and gas infinity hot water. Zoned for excellent schools, all ages are covered here, and it is also within walking distance to the Waikato University. Here is your chance to get on the property ladder and make this property your own. Call Melissa Wilton for further information or to view on 021 157 3459. To download the property files please copy and paste the below link into your browser:

<https://www.propertyfiles.co.nz/property/708540007>



Melissa Wilton

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Land area	714 m ²
Floor size	123 m ²
Rateable value	\$790,000
Rates	\$3,144.00

