



## 17B Crescent Court, Melville

Welcome to 17b Crescent Court. . . Just steps away from Waikato Hospital, the Lake and just down from the CBD. Whether you are a 1st home buyer or astute investor, a good location is always top of mind. With 1 bedroom downstairs, 2 upstairs, plus an office - this has all the content you'll need. Copy and paste this link to download property files: <https://drive.google.com/drive/folders/1-0vxsR0jjUvIVUxQrl9sl8Dut9rtejl9?usp=sharing>

The two bathrooms have both been updated, there's a potbelly fire for the Winter nights. The home would benefit from a little flair and imagination - definitely adding value. Zoned "Residential High Density" - you'll notice how the neighbourhood is really tidying up nicely. Zoned for the popular Hamilton West Primary School. The owners say its so handy to soccer, the new block of shops on K-Drive, the office is a bonus, and they've had the textured ceilings tested (they are not asbestos). This is a the perfect spot to own real estate - so make sure you don't miss out on the auction on 10th May 2021 (unless sold prior). Call Lisa Sigley to view today 021722281. [www.lisasigley.com](http://www.lisasigley.com)



**Lisa Sigley**

☎ 07 838 3800

📱 021 722 281

✉ [lisa.sigley@lugtons.co.nz](mailto:lisa.sigley@lugtons.co.nz)

🌐 <https://www.lisasigley.com/>

🛏 3 🚗 1 🚿 2

**Floor size**

140 m<sup>2</sup>

**Rates**

\$2,435.00

