



## 📍 13 Helena Road, Hillcrest

 4  1

This well-presented four bedroom home lies in a fail-proof location in the heart of Hillcrest where university, high schools and primary school are all in easy walking distance. The 1960s classic brick home has undergone some upgrades and comes to market as a tidy package. Living area carpet is new and the remainder is approximately two years old. The home was re-roofed around three years ago. Creature comforts include a heat pump and HRV. Four bedrooms ensure generous accommodation for a family or a lucrative rental prospect for an investor looking to capitalise on the area. The floor plan encompasses an office, separate laundry, bathroom (with shower, bath and vanity), separate toilet plus powder room (with second toilet and vanity). Living is open concept with plenty of room for relaxing, dining and entertaining. The large under-house utility area is ideal for storage or a man cave retreat. The home sits on a groomed 766m<sup>2</sup> freehold section that is fenced and offers spacious off-street parking in addition to a double carport. The backyard is a big grassed area suited to kids. Zoning extends to Marian Catholic School, Peachgrove Intermediate, Berkley Normal Middle School, Hillcrest High School and Knighton Normal School. St John's College is super handy. Family-friendly Hillcrest also has several early childhood centres. This is a superb spot for a family wanting to future-proof their children's education right up to tertiary level. Helena Road links with access ways to the university and is close to suburban shopping areas, a big medical centre, parks and sports grounds. Call Melissa Wilton to view today on 021 157 3459.

<b>Land area</b>	766 m <sup>2</sup>
<b>Floor size</b>	154 m <sup>2</sup>
<b>Rateable value</b>	\$440,000
<b>Rates</b>	\$2,938.00



**Melissa Wilton**

📞 07 853 0013

📱 021 157 3459

✉️ [melissa.wilton@lugtons.co.nz](mailto:melissa.wilton@lugtons.co.nz)