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92 Hillcrest Road, Hillcrest

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This is a dream location for an investor, a family seeking incredibly handy access to education, and WAIKATO UNIVERSITY faculty wanting to live footsteps from campus. The property is not only smack bang in the heart of the university precinct, it lies in easy walking distance of shops and services on Cambridge Road, Masters Avenue, Silverdale Road and Clyde Street. Sports grounds and parks are dotted throughout the area, which is well serviced by public transport. Buses run past the door. While decor is largely original 1960s, the brick home on a concrete block basement definitely has substance and potential to add value through refurbishment. However, as it stands, it's an ideal renter. The well-maintained home boasts a new Colorsteel roof, refreshed flooring (carpet and polished timber), good insulation and heating options. Upstairs the elevated district outlook provides a pleasant diversion, particularly when you're working at the kitchen sink. There is a dining zone and a comfortable lounge with a woodburner. Gas heating and hot water are also available. Two bedrooms and the bathroom upstairs are complemented by a third bedroom and good-sized laundry at basement level, which opens to private rear parking and a secluded garden environment for sunny relaxation. Mature trees and plantings grace the spacious 646sqm (approx.) section. St John's College is directly opposite and Hillcrest High is a short walk down the hill. For further information please feel free to contact Chip or Rose direct.

Land area	646 m²
Floor size	140 m²
Rates	$3,028.39





Chip Humble

07 855 7510

0274 752 349

chip.humble@lugtons.co.nz