



Sold



77A Bader Street, Bader

The Block NZ coming soon to TV3, you can create your own version here. Good bones, structural integrity and affordability make it a worthy investment and a great canvas for value-added improvements. Built in the 1980s, the three-bedroom home has stood the test of time and still has plenty of life in it. Proximity to Waikato Hospital and the CBD is a big boon for city or hospital staff looking to own or rent near their work environment. State Highway 1 is extremely handy for commuters. Lifestyle attractions, including parks, reserves and Hamilton Gardens are in the neighbourhood, and Hamilton Lake is close. Remodeling not only enhances a home's liveability and efficiency, but also boosts the return on investment of a house. This is a superb opportunity for first-home buyers to launch into the property market.



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**Rateable value** \$320,000

**Rates** \$2,002.50

