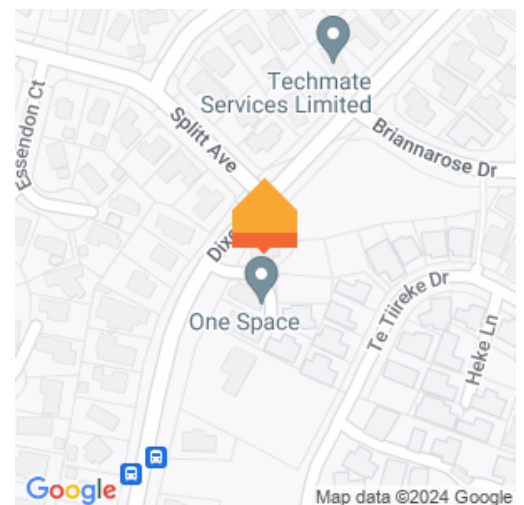




## 1 Sapling Lane, Glenview

Possessing the like-new sparkle on a compact, sunny and effortlessly managed freehold parcel abundant in the high-quality/low-maintenance factor so treasured by today's time-pressed buyers. Brick with timber accents inspires robust occupier confidence while a 146sqm floorplan offers conveniently connected north-facing kitchen, dining and sunny lounge getting great sun throughout the day. Decking delivers a private space for outdoor entertaining set on a 401sqm section with compact gardens and lawns, internal access garage, extra parking and a mix of gully and suburban outlooks. Master bedroom, walk-in and ensuite also enjoys strong sun from a northerly orientation situated away from two family bedrooms and main family bathroom with separate shower and free-standing tub. Located in the young Dixon Heights subdivision favoured by family buyers for its inclusive community spirit enjoying convenient position to Hamilton Airport, CBD and walking distance to extensive amenities at the Glenview Hub. Lightly lived-in since new representing great buying ideal for investment or occupying. Call 021 229 9779 or 0800TMJACK (865225) for viewing arrangements. For an information pack, copy and paste the below link on your web browser: <https://propertyfiles.co.nz/property/653940003>

Land area	401 m <sup>2</sup>
Floor size	146 m <sup>2</sup>
Rateable value	590000
Rates	\$3,352.80



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