



Sold



📍 212 Fox Street, Hamilton East



Here's a great opportunity if you're looking for a neat little property, in a good area that offers ample opportunity to add value for future gains. This 2 bedroom Character cottage presents in a tidy condition and with updated ceiling insulation and a great wood fire, it's a really cosy place to call home. Great gardens and the very private outdoor deck off the main living is a great place to entertain and adds to your living space. There's a single garage plus plenty of off-street parking and the well fenced site sits within the desirable Knighton and Peachgrove Intermediate school zones as well at the Berkley & Hillcrest high secondary schools. Also extremely handy to the expressway & University plus major bus routes makes this a great location for all. Our vendors are motivated so this will sell. Call me today to arrange your personal tour, otherwise I look forward to welcoming you to one of my scheduled open homes.

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|----------------|-------------------|
| Floor size     | 69 m <sup>2</sup> |
| Rateable value | \$295,000         |
| Rates          | \$1,875.00        |

