



## 9A Grandview Road, Nawton

3 bedrooms, 1 bathroom, 1 car space, 1 kitchen



Looking for your first home? Look no further than 9A Grandview Road. This cosy property is perfect for first-time buyers, young families, or savvy investors. Situated on a manageable 508sqm fully fenced rear section, this tidy home boasts a single garage for your convenience. Built in the 1960s, it exudes the reliable craftsmanship and quality native timbers of its era, ensuring durability and charm. Inside, you'll find modern touches like a heat pump, separate laundry, and dishwasher, making daily life comfortable and convenient. The modernisation over the years enhances its appeal for young families or as a rental opportunity for investors. Outside, enjoy a deck at the front and a decent-sized yard, ideal for outdoor activities and gardening. In a great location with schools, early childcare centers, urban amenities, and main transit routes nearby. Plus, The Base is just a quick 10-minute drive away, adding to the convenience of this location. Don't miss out on this fantastic opportunity to own a piece of Hamilton real estate that ticks all the boxes for comfort, convenience, and potential growth.

Land area	508 m <sup>2</sup>
Floor size	121 m <sup>2</sup>
Rates	\$2,480.00



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