



📍 39 Hillcrest Road, Hillcrest

Hillcrest Haven on 1212m2 Section

Negotiation



A family or investor couldn't be happier with the size and location of this 1212sqm property just down the road from Waikato University and St John's College. All levels of education are walking distance, and shops, cafes, medical centre and expressways are extremely handy. Built in the 1960s, the split-level brick and concrete tile home has intrinsic charm, lustrous polished timber floors, and modern enhancements including HRV, gas infinity hot water, roof insulation and a new woodburner. It sits proudly on its super-sized section and attracts elevated district views and spectacular sunsets. Indoors, the home revels in space thanks to a large lounge and a sequential arrangement of kitchen, dining room and sunroom. Both the lounge and sunroom open onto a sunny, and picturesque wrap-around deck, ensuring effortless indoor-outdoor living. There's no shortage of storage in the kitchen, which features all the desired accoutrements as well as a walk-in pantry. The three-bedroom sleep wing off the spacious foyer is serviced by a bathroom, separate toilet, and shower room. A fourth bedroom at ground level, along with a rumpus or office, and toilet/shower room, offer good independence and privacy to an older child or boarder. A laundry and double basement garage complete the floor plan. A carport adjoins the garage, and the section provides plenty of parking space and play areas for children. Rarely do homes of this calibre in coveted locations like this come to market. Viewing is essential as it won't last long!

Land area	1212 m ²
Floor size	245 m ²
Rateable value	\$1,190,000
Rates	\$4,563.00



To download the property files please copy & paste the below link into your browser: <https://www.propertyfiles.co.nz/property/748500005>

Call Melissa Wilton for further information or to view on 021 157 3459.



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