



Sold



📍 37 Nottingham Drive, Hamilton East

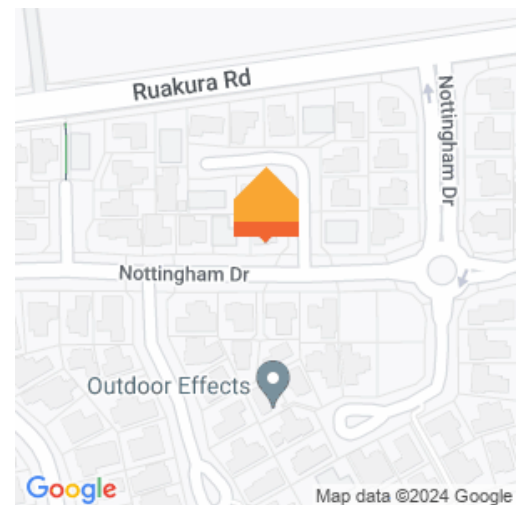
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Deadline for offers Wednesday 23rd February, 3pm. To download the property files please copy and paste the below link into your browser:

<https://www.propertyfiles.co.nz/620010001>

Land area	490 m ²
Floor size	158 m ²
Rates	\$3,440.00

An easy choice for homebuyers and investors, this brick home in Sherwood Vale has location credentials. The property is handy to Hillcrest schools, in zone for Hamilton Boys' High and close to Waikato University, Waikato Innovation Park, Ruakura Business Park and the new inland port and logistics hub. While certainly tidy and comfortable as is, the home has outgrown its original look and is ready for a modern upgrade. Potential exists to add value and capitalize further down track. Its effortless single level layout dishes up three bedrooms, including a master with an ensuite and walk-in robe, living options and a double internal access garage. The spacious open living environment contains two distinct areas for lounging and relaxing, plus room for an office nook. It spills out to a rear courtyard and fenced backyard for seamless indoor-outdoor living. The home sits on a slightly elevated 490sqm freehold corner section handy to sports grounds, neighbourhood shops and supermarket. The area links with Wairere Drive and Ruakura Road for commuter convenience. Call Melissa Wilton for your appointment to view on 021 157 3459.



Melissa Wilton

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