



## 📍 85 Fox Street, Hamilton East

It's location that counts so buy now and renovate later. A painted brick house, 3 bedrooms, concrete tile roof, wooden joinery, insulated underfloor/ceiling, quiet private right of way section in zone for popular Hillcrest schools and ideal for young families wanting room to play, 1014m<sup>2</sup> of land (811m<sup>2</sup>) net approx. Handy to University, arterial routes, Waikato expressway, shopping and amenities. Whether you are a professional home renovator, investor, first home buyer or DIY family buyer you will see something in this property that appeals to you. Vacancy has triggered Sale so Act Now! There's work to be done, do your sums, roll up your sleeves, but hurry! Our instructions are clear - SELL!



Land area	1014 m <sup>2</sup>
Floor size	110 m <sup>2</sup>
Rateable value	\$520,000
Rates	\$2,915.03



### Tony Godden

📞 07 855 0550

📱 021 945 525

✉️ [tony.godden@lugtons.co.nz](mailto:tony.godden@lugtons.co.nz)

