



Sold



## 41 Orchard Avenue, Enderley

This versatile, conveniently positioned property comes with in-built income via a tenanted unit. It lies in a quiet established street moments from Wairere Expressway. Backing onto Southwell School and over the road from Morrow's Orchard, there is lots of love about the setting and location. The main home presents a modern interior comprising three family bedrooms, an on-point bathroom and an inviting lounge. Garaging is internal access and the laundry is separate. A large private courtyard encourages life outdoors against a lush green backdrop of trees. There's plenty of scope for alfresco entertaining and opportunities for young kids to play and ride bikes. When large grassy expanses are needed, the park over the road couldn't be handier. The independently-accessed unit features a bedroom, a bathroom and a combined utility room and laundry at ground floor. Kitchen and living occupy the upper level, which opens to a balcony and restful views. The unit is not only a perfect mortgage reducer, it has extended family appeal and is ideal for older children. This picturesque pocket of Enderley is zoned for popular schools, including Hamilton Boys' and Girls' High, Hamilton East Primary, and Marian Catholic School. It is close to a wide range of urban amenities, as well as Innovation Park, Waikato University and Ruakura's emerging inland port, all of which enhance its investment prospects.



Land area	837 m <sup>2</sup>
Floor size	168 m <sup>2</sup>
Rates	\$3,368.00

