



# FOR SALE

## COSY N CUTE | FREEHOLD | POTENTIAL

Buy One or Both!

Whether you're a homeowner or an investor, this do-up gem is the perfect project brimming with potential to add value or make it your own. This low-maintenance property is the ideal investment to add to your portfolio with dropping interest rates, now is the time to make your move!

392m2 Freehold Section and a current Capital Value of \$485,000

Tenant has been in place approx. 18 years and is currently paying \$350p/w on a periodic tenancy.

(Updated rental appraisals upon request)

This home presents 2 well sized bedrooms, 1 bathroom and a separate laundry for family convenience. The semi-open plan living flows through to the kitchen and the outdoor deck in the private backyard to enjoy your morning cuppa or a glass of wine in the evenings. The vege patch is ready to grow your year-round crops with 2 garden sheds, offering plenty of storage for your tools and toys and a single carport with offstreet parking.

Good rental properties have always been very hard to find in Morrinsville due to a lack of supply. With a fantastic tenant in place who would love to stay on, this is ideal for an immediate income stream.

Location is key, close to Campbell Park, Morrinsville Golf Club and minutes' to the township for your local amenities and restaurants. Families will also appreciate zoning for Morrinsville Primary, Intermediate, and College schools, making this a sought-after choice for families.

LM Realty is here to do business with all agents and their buyers, talk to us for more details.

For an info pack or a private viewing, call Leon 027 389 4714 or Chane 021 204 3133.

\*Note: Specified floor and land area sizes have been sourced from Property Guru and/or LINZ. We recommend you seek your own independent legal advice.

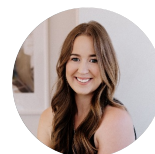
## 2 BED | 1 BATH | 1 CAR

PRICE:

Asking price \$489,000

OPEN FOR INSPECTION:

N/A



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## UNIT 2



Drawings are approximate and for illustration purposes only. We take no responsibility for omissions and errors. All dimensions are measured internally and floor areas reflect this. Measurements should be verified and the buyer to complete their own due diligence.



Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.