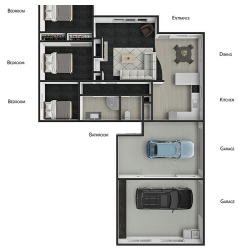
3 TERRACE AVENUE, MORRINSVILLE, MATAMATA-PIAKO, WAIKATO 3300









FOR SALE

|| 1,287M2 || RARE OPPORTUNITY!

Unlock the incredible potential of this expansive 1,287m2 property in the heart of Morrinsville. Whether you're looking for a rewarding do-up project or a prime development opportunity, here is an offering of endless possibilities, ready for immediate possession!

The existing dwelling presents three bedrooms, with a central bathroom for family convenience. The spacious open-plan living room is the perfect layout to entertain family and friends, flowing to the front patio overlooking a generous-sized section for kids and pets to enjoy. With its classic character, the home is ready for a refresh. Either modernise the interior, reconfigure the layout, or extend to maximise space. For those with an eye for development, the substantial landholding offers scope for subdivision or additional dwellings, subject to council approval.

Morrinsville is a sought-after location, known for its strong local economy, growing population, and excellent community amenities. With easy access to Hamilton and key transport links, this is an area poised for continued growth with Lockerbie Estate being just around the corner! The combination of land size, location, and renovation potential makes this an exciting opportunity for potential developers, investors, or hands-on buyers looking to add their own touches and increase the equity with the overall potential on offer.

Opportunities like this are becoming increasingly rare. Act Fast and secure this GEM!

This property is being offered for sale by Auction (unless sold prior). Register beforehand and join us at 3 Terrace Avenue, Morrinsville, on Tuesday 15th April 2025, with proceedings starting at 12:30 PM.

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

Info pack or a private viewing: call Leon 027 389 4714 or Chane 021 204 3133.

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

3 BED | 1 BATH | 2 CAR

PRICE:
Auction

OPEN FOR INSPECTION:
N/A



Chane Lewis
0212043133
chane.lewis@lmrealty.co.nz
www.lmrealty.co.nz



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.

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www.lmrealty.co.nz