

64 NOEL STREET,  
CAMBRIDGE, WAIPA, **WAIKATO**



# FOR SALE

## TWO TITLES + DUAL ACCESS + HOME + WORKSHOP

Positioned perfectly on the section's ideal spot, this classic Huntley Brick three-bedroom home offers dual access from Noel Street and Kipling Street, two titles, and 1,207m<sup>2</sup> of land to explore your vision.

The property features a well-sized workshop with an attached sleepout, providing space for hobbies, storage, or a creative project. The main house requires some TLC, giving you the chance to add value while enjoying the land.

With so many options available (subject to council approval), you can:

Retain the main house, do a boundary realignment, and build one property at the back

Keep the existing house, renovate, and build two properties at the back

Build two properties at the back from Kipling Street and another at the front left – a potential 4-site development

Or demolish and design plans for more than multiple duplexes.

The vendors are committed to selling – priced at \$835,000 for immediate action. The motorhome is packed, the tank is full, and they're ready to move. This property will sell fast – don't miss your chance!

3 | 1 | 4

PRICE:  
Asking price \$835,000



**Sean Senior**  
02102317949  
sean@realtyhq.co.nz  
[www.realtyhq.co.nz](http://www.realtyhq.co.nz)

@realty Limited Licensed REA 2008

