

19B SILVERWOOD LANE,
CAMBRIDGE, WAIPA, **WAIKATO**



FOR SALE

LIVE, EARN & HOST: HOME + UNIT -TOTAL YIELD 5.28%

Welcome to a rare opportunity that combines luxury living, flexible family accommodation, and strong investment potential. Nestled on one of the largest 686m² sites in the subdivision, this property is perfect for families, savvy investors, or anyone seeking a home with income potential.

The main house is a beautifully designed three-bedroom, two-bathroom residence with every modern comfort. High-end finishes abound, from Stone worktops in the kitchen, sleek tile showers, to a walk-in scullery that makes entertaining a breeze. A double garage and spacious living areas complete this perfect family home.

Under the same roof line, discover a self-contained one-bedroom unit with external access, ideal as in-law accommodation, a private space for adult children, or an Airbnb rental. This private unit features a modern open-plan lounge, kitchen, and dining area, a comfortable bedroom, and a luxurious bathroom, all finished to the same high standard as the main home. Step outside onto your private deck and portico to enjoy stunning views across the gully—an idyllic retreat for guests or family members.

This property is all about flexibility and opportunity. Live in the main house while generating income from the secondary unit, either as a long-term rental or Airbnb, giving you the potential for a yield over 5%. Have family return home? The unit provides them a private oasis while they save to enter the property market themselves. Looking for in-law accommodation? It's already built in.

With two houses under one roof line, a massive site, and high-end finishes throughout, this property offers an unmatched combination of lifestyle, luxury, and financial sense. Priced to sell at \$1,300,000, this is a rare chance to live, invest, and grow your wealth in a single, versatile property.

Don't miss your chance to secure a dual-living home with income potential,

4 | 3 | 2

PRICE:
Price by Negotiation

OPEN FOR INSPECTION:
Nov 9 at 10:45am - 11:15am



Sean Senior
02102317949
sean@realtyhq.co.nz
www.realtyhq.co.nz

@realty Limited Licensed REA 2008



Floor Plan Created By Ramen Media. Measurements Deemed Highly Reliable But Not Guaranteed.

Disclaimer: Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise. (Rev NZ#2)

Sean Senior | 02102317949 | sean@realtyhq.co.nz | www.realtyhq.co.nz