



FOR SALE

PRICE DROP - DON'T MISS OUT

Buy in Hillcrest without breaking the bank!!

This charming 2-bedroom property + an outside room on the side of the garage house offers the perfect blend of comfort and convenience in one of Hamilton's most vibrant suburbs. The outside room is perfect for teenagers, hobbies room or even consider an Air BnB situation. Nestled in Hillcrest, this home features thoughtful design with two comfortable bedrooms, new kitchen, one well-appointed bathroom, carport, lots of secure off street parking and single garage parking. New fencing provides privacy and a safe environment for pets and children to play. The functional layout of the home makes it an ideal choice for first-time buyers, downsizers, or those seeking a low-maintenance lifestyle.

Step inside to discover a home that maximises every square meter with clever design and practical living spaces. The new modern kitchen maximises the bench space, providing a breakfast bar and open plan to the dining and living space and a welcome addition of a dishwasher making clean up a breeze. A large pantry means there is plenty of cupboard space. The bedrooms provide peaceful retreats, while the bathroom offers modern convenience for daily routines.

The location provides exceptional convenience with easy access to two sets of location shops within walking distance and a New World supermarket, catering for everyone's needs. The Hamilton Gardens and a series of beautiful public parks within a few minutes drive. The proximity to the University ensures excellent public transport links and the perfect first home or investment property.

Living in Hillcrest means becoming part of a dynamic community that perfectly balances academic excellence with suburban charm. Home to the prestigious University of Waikato, this suburb buzzes with youthful energy and intellectual vibrancy, creating a unique atmosphere that's both stimulating and welcoming. The area's rich educational heritage is evident through quality schooling options, including Hillcrest Normal School, Berkley Middle Normal School and Knighton Normal School, making it an excellent choice for families. Also Hillcrest High School and St Johns College.

Don't miss this opportunity to buy in the Hillcrest area. Contact Gavin 0277555148 now to book a private viewing or to request an information pack.

2 BED | 1 BATH | 1 CAR

PRICE:
Asking price \$639,000

OPEN FOR INSPECTION:
N/A



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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.