

FLAT 5/98 BURNS STREET,  
CAMBRIDGE, WAIPA, **WAIKATO**



# FOR SALE

## PRICE DROP + NEW KITCHEN PENDING!

If value is what you're after, look no further.

Positioned in the ever-popular Leamington, this well-presented ground floor unit offers unbeatable buying in the heart of Cambridge. With FreshChoice, cafés, bars, and restaurants just a short stroll away, convenience truly is at your doorstep.

Step inside to discover a functional layout featuring a tidy kitchen (soon to be replaced with a new kitchen), spacious open-plan lounge and dining area, two generous double bedrooms, a family bathroom with separate toilet, and a dedicated laundry.

One of the standout features is the private rear garden—perfect for relaxing, entertaining, or adding your own personal touch.

The property is vacant and ready for immediate possession, with motivated vendors who have already relocated for work. This is a genuine sale, and opportunities at this price point are few and far between.

Priced at just \$450,000, this represents outstanding value in Cambridge. Act quickly—properties like this don't last long.

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PRICE:  
Asking price \$450,000



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