

FLAT 5/24 DUKE STREET,
CAMBRIDGE, WAIPA, **WAIKATO**



FOR SALE

LEAVE THE CAR, LIVE IN TOWN!

There's a feeling you get when a home just fits you... not just where you live, but where life slows down a little and becomes easier.

Just a short stroll—barely 100 metres—and you're right in the heart of Cambridge. Coffee, shops, dinner, friends... all within walking distance. The car starts to feel optional. No more worrying as you drive past the petrol pumps! Life gets simpler.

Step inside and you'll understand this isn't your typical "two-bedroom unit".

At around 115m², it opens up far beyond expectations—vaulted ceilings giving a real sense of space, light, and air. The open-plan kitchen, dining, and lounge flow together effortlessly, designed for easy living rather than fuss.

Two generous bedrooms give you room to breathe, and the bathroom delivers everything you need—bath, separate shower, vanity—plus a separate toilet for practicality.

Out the back, there's a private little courtyard retreat, complete with a sunroom that almost insists on slow mornings... coffee in hand, no rush, just calm. Out front, even the lawn has options—it could stay green and simple, or easily convert to extra parking if needed.

Add in the single garage, and you've got comfort, convenience, and flexibility all wrapped into one very walkable address.

This is for the young professional wanting to ditch the commute. Or the couple ready to simplify life without compromising space. Or anyone who wants to come home and feel like they've arrived somewhere easy, warm, and quietly special.

Because sometimes the best homes aren't bigger... they're just closer to everything that matters.

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PRICE:
Asking price \$599,000

OPEN FOR INSPECTION:
Apr 19 at 10:15am - 10:45am



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