9/3 TRALEE PLACE, HILLCREST, HAMILTON, WAIKATO 3216










# FOR SALE

## ALL OFFERS PRESENTED!

Looking for an easy-care home in a location that makes everyday life simple? This property presents an appealing opportunity for first-home buyers or investors.

The cosy unit features two bedrooms plus an additional room, offering flexibility as a home office, study or hobby space. The open-plan living and dining area provides a welcoming place to relax, while the functional kitchen keeps everything within easy reach. A bathroom with a shower and single garaging add further practicality.

Location is a real highlight. Situated in popular Hillcrest, the property is just minutes from the University of Waikato, making it a convenient option for students or parents looking to secure a home for their children while they study. The CBD and MADE Market is approximately 5–8 minutes away, with shopping, dining, entertainment and transport links all within easy reach.

The property is also well positioned for local schooling, with Knighton Normal School, Peachgrove Intermediate, Hamilton Boys' High School, Hamilton Girls' High School and Marian Catholic School nearby.

Whether you are taking your first step onto the property ladder, looking for a low-maintenance investment, or wanting a conveniently located home that is easy to manage, this property is well worth considering.

Opportunities like this are worth viewing early.

LM Realty is here to do business with all agents and their buyers, talk to us for more details.

For an info pack or a private viewing, call Leon 027 389 4714 or Chane 021 204 3133.

*Note: Specified floor and land area sizes have been sourced from Property Guru and/or LINZ. We recommend you seek your own independent legal advice.

## 2 BED | 1 BATH | 0 CAR

PRICE:
Asking price $325,000

OPEN FOR INSPECTION:
N/A



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