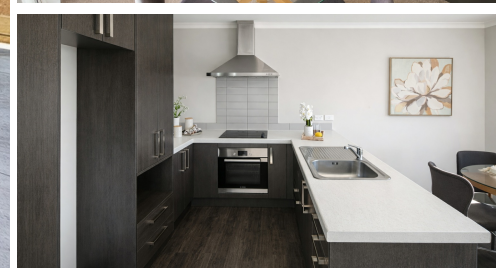




Boundaries are approximate.



FOR SALE

SPACIOUS & LIGHT FILLED ON THE HOSPITAL DOORSTEP

Step into contemporary spacious living at this immaculate 2-bedroom, 2-bathroom townhouse perfectly positioned on the doorstep of the Waikato Hospital. With 123sqm of thoughtfully designed living space and double garaging, this property offers the perfect blend of comfort, convenience and modern lifestyle. It now rare to found these properties with double garages.

The open-plan design creates a seamless flow throughout the home, making it ideal for both relaxed everyday living and entertaining friends and family. There are 3 ranch-sliders off the living area onto the deck giving total flexibility for that outdoor flow and is positioned for the sun to stream in. Upstairs are two generously sized bedrooms providing peaceful retreats, while both bathrooms (1 full ensuite & 1 ensuite with dual access) offer modern convenience and style. There is even a walk in wardrobe off the master bedroom. The double garage ensures secure parking and additional storage space, a valuable asset in today's market.

This beautifully presented townhouse combines modern comfort with an unbeatable location, making it perfect for first-home buyers, Hospital workers, Investors or downsizers, with easy access out of the city or into the CBD. The thoughtful design maximises space and natural light, creating a warm and welcoming atmosphere throughout.

Recreation and leisure opportunities abound in this fantastic location. The renowned Gallagher Aquatic Centre is located right in Melville, offering world-class swimming and fitness facilities for all ages. Whether you're training for competition or enjoying family fun, these premium facilities are just minutes from your front door.

Don't miss this opportunity to secure your place in Melville's thriving community, where history meets modern convenience and quality of life is paramount. Call Gavin today for your private viewing.

For an information pack or a private viewing, contact Gavin Hocking today 027 755 5148.

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

*Note: the floor area and property information was sourced from Property Guru and/or LINZ.

2 BED | 2 BATH | 2 CAR

PRICE:

Asking price \$620,000

OPEN FOR INSPECTION:

N/A

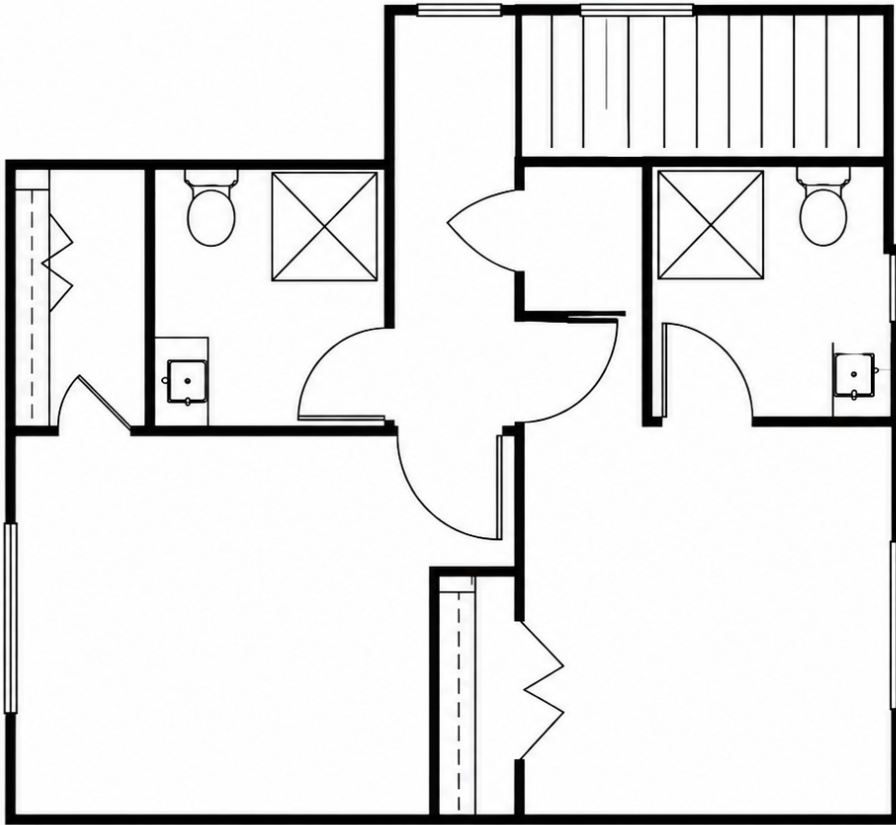


Gavin Hocking

0277555148

gavin.hocking@lmrealty.co.nz

www.lmrealty.co.nz



Not to scale. Illustrative purposes only

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.