# 121 RUSSELL ROAD, HUNTLY, WAIKATO, WAIKATO 3700









# SOLD

## VENDOR EXTREMELY MOTIVATED - WANTS IT SOLD

Positioned on a family sized 809 sqm (more or less) section on the popular Russell Road with views back towards Huntly Town Centre, the Waikato River and the Huntly Power Station.

This delightful residence has character, three comfortable bedrooms, renovated kitchen & bathroom just waiting for a family or 1st home buyer to call it their new home. The vendor has enjoyed living here and currently has their eye on a property, making it time to move on and secure that property. Inside feels spacious with new carpet throughout and original wooden native timber floors in the lounge/dining area that would look amazing sanded to bring even more character to the property. The vendor has also replaced the roof in the last 18 months.

The property has a driveway leading to a carport, single garage and plenty of off-street secure parking. A bonus is the other set of gates in the front fence that leads to a concrete pad that is perfect for the caravan, boat or motorhome.

The large section is perfect for buyers looking to get in the garden with establishing vegetable gardens, existing raised beds, creating entertaining spaces, or simply providing safe play areas for children. This substantial plot offers the freedom to craft your ideal outdoor sanctuary with the established gardens, mature fruit trees and landscaping create immediate appeal and privacy.

Huntly's strategic location places you perfectly between New Zealand's largest city Auckland and the Waikato's commercial hub. Just 95 kilometres south of Auckland and 32 kilometres north of Hamilton, this positioning offers the best of both worlds – small-town community spirit with easy access to major centres. The recent completion of the Huntly bypass has significantly improved traffic flow while maintaining the town's peaceful character.

The town's location along the Waikato River creates natural beauty and recreational opportunities right on your doorstep. The North Island Main Trunk railway, recently enhanced with Te Huia passenger services, provides convenient public transport connections and commuting to Auckland for work now with ease.

Don't wait any longer to view this property, its priced to sell so don't miss the opportunity.

## 3 BED | 1 BATH | 1 CAR

PRICE:
$520,000

OPEN FOR INSPECTION:
N/A



**Gavin Hocking**
**0277555148**
gavin.hocking@lmrealty.co.nz
www.lmrealty.co.nz




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.

BLUE EAGLE MEDIA

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.

**Gavin Hocking**
**0277555148**
gavin.hocking@lmrealty.co.nz
www.lmrealty.co.nz

LM REALTY