

## 66 Shelley Street, Cambridge

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### Great Value on Shelley Street

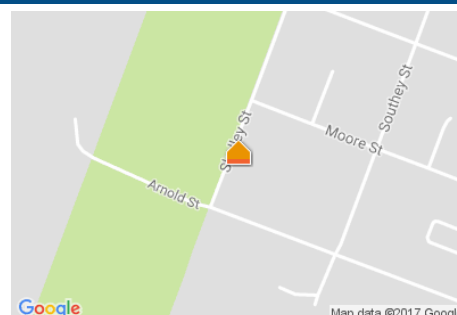
#CA12590

\$443,500

Ready and waiting for you to make your own! Perfect for first home buyers, young families or investors. This recently refurbished 1980's, 3-bedroom family home has an open plan modern kitchen with stainless benchtops and island unit/breakfast bar. The main living area flows nicely to the partially covered outdoor entertaining area and front lawn, via bi-fold doors. The expansive fully fenced, north west facing section provides a fantastic space for children and/or pets to play safely while the adults are enjoying an evening drink on the deck. Well appointed bathroom and separate toilet, plus a large internal access single garage completes the picture. Located within proximity to the Village, Leamington Primary School, walkways, cycle ways, Lake Karapiro and an easy commute to Hamilton and Te Awamutu. Tranquil views across the town greenbelt contribute further to a sense of space and relaxation. A rental appraisal and clean 'Meth' Test is available.

The vendor has priced this home extremely well to meet the market. A must see home!

Viewing is easy, just call Trevor today to take that first step.



#### Trevor Morris

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#### Property Features

Land Size 547 m<sup>2</sup> \$550,000