



## 170 Mahoe Street, Melville

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### Live, Love, Invest

#RD12822

\$425,000

Perfectly positioned in a peaceful parkside location, in very close proximity to Waikato Hospital, this is an unreal opportunity for hospital workers, investors and first home buyers or young families.

The practical layout embraces family living, with social dining and living areas, which embrace full enjoyment of all day sun. The three bedrooms are generous in size, while the master bedroom offers more space than most.

A proven investment property with great rent return, or a prime opportunity for those who have a sharp eye for the future and are ready to enhance the property in order to add value!

Set on a large 658m<sup>2</sup> freehold section bordering Mahoe Park, a brilliant extension of your backyard for kids to enjoy without the maintenance!

Priced to sell, we highly recommend viewing immediately (please allow 24 hours notice for current tenants) - Call Libby Buchanan to view 022 0644 556.



### Libby Buchanan



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### Property Features

Land Size 657 m<sup>2</sup> Rates \$1,933

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