



53 Collins Road
Melville

First Home, Big Dreams

RAY & CHRISTINE

A decade of **selling**, a decade of **results**.

Titanium
ACHIEVER



First Home, Big Dreams

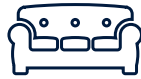
Offering space, potential and convenience, this solid brick home sits on a generous freehold section with room to make it your own. The sunny conservatory, fully fenced grounds and secure electric gate add to the appeal, while the location makes everyday living easy. Just five minutes from Waikato Hospital and Hamilton Lake, with local shops, schools and the CBD within easy reach, this property presents an appealing opportunity for first-home buyers, families and investors looking to secure a home in a well-connected Hamilton location with exciting potential for the future.



3
BEDROOMS



1
BATHROOMS



1
LIVING AREA



1
GARAGE



630m2
LAND AREA
more or less

Property Information

Legal description: Freehold. Lot 1 Deposited Plan South Auckland 12718

Certificate of Title: SA10A/1031

CV \$620,000

LV \$375,000

IV \$245,000

HCC Rates
\$3,707.13pa

EW Rates
\$567.04pa

Chattels

- Window Coverings
- Fixed Floor Coverings
- Light Fittings
- Heat Pump x2
- HRV Ventilation System
- Rangehood
- Stove
- Smoke Detectors
- Bathroom Extractor Fans
- Electric Gate

Rental Appraisal

\$590.00 - \$620.00 per week

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Let's
Talk



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This document has been prepared to assist solely in the marketing of this property. We do not take responsibility for any inaccuracies. Accordingly all interested parties should make their own enquiries to verify the information.

