



## Enderley, 45 Mardon Road

Motivated to Move, Wanted It Sold Yesterday!

The sellers are highly motivated and ready to move on to new adventures, and they want this property sold! Don't miss this fantastic opportunity at 45 Mardon Road, offering plenty of potential and space for the savvy buyer.

This home includes two functional bedrooms, plus a consented third bedroom for extra flexibility, and a non-consented room with even more possibilities. It features two bathrooms for added convenience.

A substantial 20x8 shed provides ample space for storage, a workshop, or creative projects. The expansive 935sqm section is ready for your outdoor ideas or future development.

This property offers a chance to create something special with its generous section and versatile spaces.

3 

2 

3 

**For Sale**

Price on Application

**View**

[ljhooker.co.nz/MCHYU](http://ljhooker.co.nz/MCHYU)

**Contact**

**Kylie Johnston**

027 228 2261

[kylie.johnston@ljhooker.co.nz](mailto:kylie.johnston@ljhooker.co.nz)



**Disclaimer:** All information contained therein is gathered from relevant third parties sources.

We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

**LJ Hooker Hamilton City**

**(07) 834 1161**

Specialist Marketing Limited



Act fast - With the vendors eager to move on, this won't last!!

Contact Kylie on 027 228 2261 today to request the information pack, or to arrange a private viewing and secure your chance to own 45 Mardon Road before it's too late!

## More About this Property

Property ID	MCHYU
Property Type	House
Land Area	935 m2
Licensed Real Estate Agents (REAA2008)	

**Kylie Johnston 027 228 2261**  
Salesperson | [kylie.johnston@ljhooker.co.nz](mailto:kylie.johnston@ljhooker.co.nz)

**LJ Hooker Hamilton City (07) 834 1161**  
Specialist Marketing Limited  
11B Somerset Street, HAMILTON NZ 3289  
[hamiltoncity.ljhooker.co.nz](http://hamiltoncity.ljhooker.co.nz) | [hamiltoncity@ljhooker.co.nz](mailto:hamiltoncity@ljhooker.co.nz)



**Disclaimer:** All information contained therein is gathered from relevant third parties sources.  
We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

**LJ Hooker Hamilton City**  
**(07) 834 1161**  
Specialist Marketing Limited