



47 Hillsborough Road, Hillsborough

## Modern Comfort with Income Potential

47 Hillsborough Road presents a beautiful, secure, and stylish opportunity now available for purchase. This spacious 4-bedroom home offers versatile living arrangements, making it ideal for families, investors, or those seeking extra income from flat mates. The property features three main bedrooms alongside a flexible fourth room which can be separated for use by flat mates or guests, providing privacy while remaining part of the main dwelling.

Centrally located with close proximity to shops, public transport, motorway access, and zoned for Three Kings Primary School, this property is an excellent investment in a sought-after area. The 130m<sup>2</sup> home rests on a half share of the 807m<sup>2</sup> section, surrounded by well-maintained gardens that create a peaceful and private retreat. Ample parking is provided by a carport and off-street spaces, while the fully fenced backyard ensures security for children and pets.

Enjoy modern comfort with a ventilation system, alarm, heat pump, built-in wardrobe and generous storage throughout, along with a garden shed and remote-controlled security gate. The vendor has enjoyed this property as an investment and is now ready for the next owner to benefit from its many features.

4 2 3

**FOR SALE**  
Auction (On Site)

### AGENTS

Madu Kari  
027 556 6195  
madu.kari@ljhooker.co.nz

### AGENCY

LJ Hooker Southern Partners  
09 298 4000

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

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## FEATURES

- Alarm system
- Heat pump
- Carport & off-street parking
- Versatile fourth room - ideal for flat mates or guests
- Security gate
- Zoned for Three Kings Primary
- Convenient to shops, transport, and motorway

Don't miss your chance to secure this adaptable, investment-friendly home in a prime location. Contact Madu on 027 556 6195 today for more information or to book a private viewing.

## AUCTION

Monday 8th December at 6:30pm (unless sold prior)  
On Site at 47 Hillsborough Road, Hillsborough

## MORE DETAILS

Property ID                    390J19  
Property Type                House  
House Size                    130 m2  
**Licensed Real Estate Agents (REAA2008)**

### **Madu Kari 027 556 6195**

Licensed Salesperson | [madu.kari@ljhooker.co.nz](mailto:madu.kari@ljhooker.co.nz)

### **LJ Hooker Southern Partners 09 298 4000**

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