



Huntly, 29 Semple Street

Time to say goodbye - Will you be the winner?

Owners want a sale. Whether you are after a first home, tenanted rental investment, current or future subdivision opportunity, this property offers something for everyone. Solid brick home, large double garage, predominantly fenced sub dividable section. Nicely presented 3-bedroom home with separate lounge providing room for the family to enjoy their own spaces. Insulation in ceiling and underfloor combined with heat pump to keep the home cozy in winter. Polished wooden floors in the lounge add to the appeal. Outside on the fully fenced section is a large double garage, perfect for hobbies, games room conversion or even cars!

The 910m² section provides plenty of space for the family, pets or those looking to add value with subdivision or additional dwelling potential.

Investors - take note of the large land size, functional positioning of the existing dwelling.

Changes to existing legislation coming and proposed.

Factor in the current rental income of \$530.00 per week and do the sums.

Is there a better time to invest in your future?



For Sale
By Negotiation

View
ljhooker.co.nz/738HFH

Contact
Shayne O'Hagan
021 975 932
shayne.nga@ljh.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 Ngaruawahia
(07) 824 8601
Twin Rivers Real Estate Limited

Whether you are looking for a family home, or astute investment, call now. Tomorrow might be too late!

Contact Shayne O'Hagan 021-975 932

More About this Property

Property ID 738HFH

Property Type House

House Size 90 m2

Land Area 910 m2

Licensed Real Estate Agents (REAA2008)

Shayne O'Hagan 021 975 932

Compliance Officer / Business owner | shayne.nga@ljh.co.nz

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