



## Matamata, 1 Bedford Crescent

### Chance To Enhance

This character brick, three bedroom, one bathroom house is the perfect place to make your mark. With a land area of 706 m<sup>2</sup> (more or less) and a building area of 95 m<sup>2</sup> (more or less), this property offers plenty of scope to modernise and enhance.

Inside, you'll find a cosy lounge/dining area with a Kent style fire (with wetback) for those chilly winter nights. The kitchen is equipped with standard appliances and there is a separate laundry room for added convenience. The bedrooms are well sized and the bathroom is in good condition.

Outside, the property has an outside room and is fully fenced for privacy and security.

The property is located close to schools and other amenities, making it an appealing ideal location for families.



**For Sale**  
\$589,000

**View**  
[l.jhooker.co.nz/KPNHR1](https://l.jhooker.co.nz/KPNHR1)

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**LJ Hooker Matamata**  
**07 888 5677**  
Link Realty Ltd

Don't miss out on this opportunity to own a piece of Matamata. Contact us today to schedule a viewing or come along to the advertised open homes.

## More About this Property

<b>Property ID</b>	KPNHR1
<b>Property Type</b>	House
<b>House Size</b>	95 m <sup>2</sup>
<b>Land Area</b>	706 m <sup>2</sup>
<b>Licensed Real Estate Agents (REAA2008)</b>	

### Vicki Tyler 021 509 876

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