



117 Broadway, Matamata

## Three bedroom brick home with excellent potential

Situated just a short stroll from town, this three bedroom brick home sits on a generous quarter acre section, offering space, privacy, and endless possibilities.

Crown-owned and well-positioned, it provides easy access to local schools and the town centre, making it a convenient choice for families and investors alike.

Built with dependable brick construction and benefiting from a relatively new roof and spouting, the property offers a strong foundation for future improvement.

While some updating is required, the work is largely cosmetic, with potential to enhance value through new flooring, fresh paint, and a modernised kitchen and bathroom. So bring your imagination & vision.

The fully fenced backyard is ideal for families, pets or outdoor entertaining, adding further appeal to this well-located property. With scope to modernize and add value, this is an exciting opportunity for first-home buyers, investors, or those seeking a project close to town.

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### FOR SALE

Negotiation

### VIEW

By Appointment

### AGENTS

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### AGENCY

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

 **LJ Hooker**

## MORE DETAILS

Property ID M5DHR1  
Property Type House  
House Size 110 m2  
Land Area 1012 m2  
Licensed Real Estate Agents (REAA2008)

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