



## Matamata, 22 Kilbride Road

Only One At This Price!

Whether you're an experienced developer or a first-time buyer eager to make your mark, this is the opportunity you've been waiting for!

Set on a 1000sqm (approx.) section with potential to subdivide (STCA), you can transform the existing home or start with a blank canvas once the house is removed.

A cherished family home with only one owner, the house is a great size and has good bones. Insulation has been installed underneath and in the ceiling and a heatpump added two years ago. Three bedrooms, large kitchen/dining flowing through to the lounge plus large conservatory. A large enclosed carport and three bay garden shed will solve storage needs.

This property has great investment value and is ready for someone to snap it up! An affordable option that will stack up. It must be sold so don't wait!



**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.

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**For Sale**  
\$495,000

**View**  
[ljhooker.co.nz/KR3HR1](https://ljhooker.co.nz/KR3HR1)

**Contact**  
**Michelle Carson**  
021 154 0781  
[michelle.carson@ljhooker.co.nz](mailto:michelle.carson@ljhooker.co.nz)

**Corina Collins**  
027 286 2588  
[Corina.Collins@ljhooker.co.nz](mailto:Corina.Collins@ljhooker.co.nz)

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

## More About this Property

<b>Property ID</b>	KR3HR1
<b>Property Type</b>	House
<b>House Size</b>	160 m <sup>2</sup>
<b>Land Area</b>	1000 m <sup>2</sup>
<b>Licensed Real Estate Agents (REAA2008)</b>	

### Michelle Carson 021 154 0781

Sales Consultant | [michelle.carson@ljhooker.co.nz](mailto:michelle.carson@ljhooker.co.nz)

### Corina Collins 027 286 2588

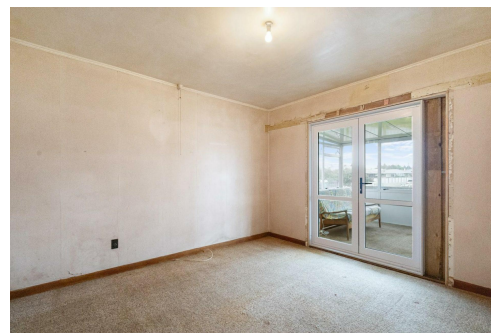
Sales Consultant | [Corina.Collins@ljhooker.co.nz](mailto:Corina.Collins@ljhooker.co.nz)

### LJ Hooker Matamata 07 888 5677

Link Realty Ltd

62 Arawa Street, MATAMATA NZ 3400

[matamata.ljhooker.co.nz](mailto:matamata.ljhooker.co.nz) | [matamata@ljhooker.co.nz](mailto:matamata@ljhooker.co.nz)



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