



## Morrinsville, 8 Andrew Hilton Close

### 8 Andrew Hilton Needs a New Owner!

Its a charming 3-bedroom, brick and tile home.

Elevated and situated on a generous 731 sqm land area, this lovely home offers ample space for you and your family to enjoy. The building area spans across 146 sqm, providing plenty of room for comfortable living.

This well-maintained home boasts a modern design and quality finishes throughout. The bedrooms are spacious ,offering a peaceful retreat after a long day. The living area spills out to a quiet patio area to enjoy a quiet cuppa or share a wine with friends.

Double internal access garaging and off street parking.

So whether you're looking for a place to call home or a solid investment opportunity, this property ticks all the boxes.



**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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2

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**For Sale**

\$749,000

**View**

[ljhooker.co.nz/F96GEW](https://ljhooker.co.nz/F96GEW)

**Contact**

**Julie Wood**

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**LJ Hooker Morrinsville**  
**(07) 889 8015**

Central Waikato Realty Limited

The asking price presents an excellent opportunity for buyers looking to secure their dream home.

Don't miss out on this fantastic chance to own a piece of Morrinsville's real estate.

Contact us today to arrange a private viewing and discover all that 8 Andrew Hilton Close has to offer. Don't delay, as properties like this rarely stay on the market for long!

## More About this Property

<b>Property ID</b>	F96GEW
<b>Property Type</b>	House
<b>House Size</b>	146 m <sup>2</sup>
<b>Land Area</b>	731 m <sup>2</sup>
<b>Licensed Real Estate Agents (REAA2008)</b>	

**Julie Wood 021 815 192**

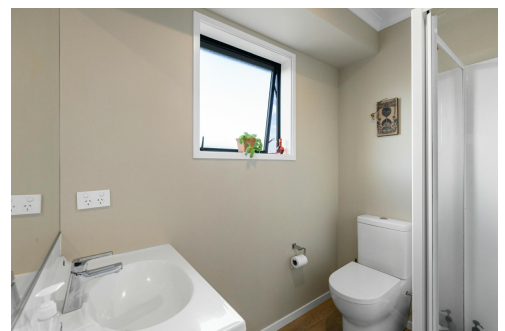
Residential Sales | [jfarrell@ljhmo.co.nz](mailto:jfarrell@ljhmo.co.nz)

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