



## 2/30 Leith Street Te Awamutu

### Realise the Potential

Currently housing two flats, this solid 1930's weatherboard home is a unique opportunity for investors, first home buyers or DIY enthusiasts. Close to local schools and a short stroll to town, the property is packed with potential and is a perfect opportunity for those buyers wanting to refurbish and add instant value.

The interior of the front flat is spacious and consists of two bedrooms, a separate living area and a heat pump. Additional features include a carport, garden shed and a covered front porch.

The rear flat includes three bedrooms - two double and one single - as well as a heat pump and garden shed.

The flat section is currently a blank canvas with room for vegetable boxes or

5 2 1

#### FOR SALE

\$620,000

#### VIEW

[ljhooker.co.nz/1FWYGG8](http://ljhooker.co.nz/1FWYGG8)

#### CONTACT

Ian Jones 027 447 1758

#### LJ HOOKER TE AWAMUTU

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flower beds.

A multitude of options exist including renting both flats, living in one and renting the other to offset the mortgage or reconfiguring the home into a spacious and character-filled single dwelling.

This is a fantastic opportunity for investors or first home buyers, so add this home to the top of your list and contact Ian to arrange a time to view.



\* SOURCES FOR INFORMATION BELOW:

Waipa District Council.

Environment Waikato Council.

Property Guru.

\* C.V: \$435,000

\* L.V: \$190,000

\* W.D.C. Rates: \$4,082.20 (approx.)

\* E.W.C. Rates: \$283.00 (approx.)

Ref #3026384

## More About this Property

<b>PROPERTY ID</b>	1FWYGG8
<b>PROPERTY TYPE</b>	Residential
<b>INCLUDING</b>	

Licensed Real Estate Agents (REAA2008)

### LJ Hooker Te Awamutu - Te Awamutu Realty Limited

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