

SOLD - This listing was sold in December 2019

64 Hill Road, Hillpark

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Lovely family home on Hill Road in Hill Park.

This lovely family home sits big and proud on Hill Road in Hill Park.

Nathan Homestead is just on the other side of the fence - you can see his trees from this backyard, that's how close you'll be

From Arts programmes to childcare services, an in-house café, a tennis court and gallery - the Homestead facilities would be great for mums and dads wanting to really invest in their precious family time.

Stroll further on to the Auckland Botanical Gardens - or perhaps trek further into the walking tracks at Totara Park for an all-nature experience.

The home itself has HUGE appeal and HUGE space with a total floor area of 270m² (mol)
This is a HUGE opportunity for large families - or for the smart & savvy investor seeking a great long-term rental investment.

There are HUGE gains just waiting for you:

- *Brick and tile construction
- *759m2 freehold section (mol)
- *270m2 floor area (mol)
- *4 spacious bedrooms
- *2 bathrooms (inc ensuite)
- *double internal access garage
- *automatic garage doors
- *separate workshop
- *fully fenced
- *ceiling & floor insulation
- *deck / patio
- *spa pool
- *fenced backyard / entertainment / bbq area
- *walking distance to Auckland Botanical Gardens
- *minutes from Totara Park, local shops & amenities
- *metres from motorway links and public transport

Main Property Features

Listing Number: TTM190911

Approx Floor Area:	270 sqm	Land Size:	759 sqm
Property Type:	House	Property Features:	Smoke alarms
Roof:	Concrete and Tile	Tenure:	Freehold
Approx year built:	1960	Property condition:	Excellent
House style:	Contemporary	Garaging / carparking:	Internal access, Double lock-up, Auto doors (Number of remotes: 4), Off street
Construction:	Brick	Joinery:	Timber
Insulation:	Floor, Ceiling	Flooring:	Carpet, Tiles and Vinyl
Window coverings:	Drapes, Net curtains	Electrical:	TV aerial, Phone extensions
Chattels remaining:	Fixed floor coverings, Light fittings, Stove, Curtains, Spa Pool (disabled) and may not be in working order	Kitchen:	Original, Dishwasher, Separate cooktop, Separate oven, Rangehood, Pantry and Finished in Laminate
Living area:	Open plan	Main bedroom:	Double, Balcony / deck and Built-in-robe
Ensuite:	Separate shower	Bedroom 2:	Double and Built-in / wardrobe
Bedroom 3:	Double and Built-in / wardrobe	Bedroom 4:	Double

Additional rooms:	Rumpus	Main bathroom:	Bath, Separate shower, Exhaust fan
Laundry:	In garage	Workshop:	Separate
Views:	Urban, Private	Aspect:	South
Outdoor living:	Entertainment area (Uncovered), Clothesline, Spa, Garden, Deck / patio, Verandah	Fencing:	Fully fenced
Land contour:	Flat to sloping	Grounds:	Tidy
Water heating:	Electric	Water supply:	Town supply
Sewerage:	Mains	Locality:	Close to transport, Close to schools, Close to shops