



## 17a Ann Street Beerescourt

### Looking to Build?

Yes, then your home deserves the best location!

Highly regarded as one of Hamilton's 'dress circle' addresses, this 509m<sup>2</sup> Ann Street section is freehold, private, has services at the boundary, elevated setting alongside other million dollar homes, and it's hard to believe you're actually in the Heart of our City!

Included in the sale price is the option to use the Resource Consent granted until 2021 for the outstanding home design included in the photos.

Yes a rare find, where Location, Location and Yes Location really do count!

Area: 509m<sup>2</sup>

**FOR SALE**

\$455,000

**VIEW**

[pinnacle.ljhooker.co.nz/1X9HQ5](https://pinnacle.ljhooker.co.nz/1X9HQ5)

**CONTACT**

**Lynda Lee** 021 309 216

**LJ HOOKER PINNACLE | ROYAL OAK**

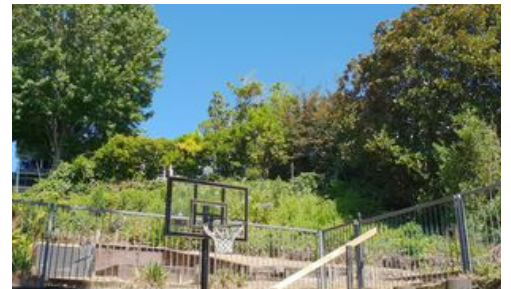
(09) 625 8007

To book your viewing or ask for full information call or email me Lynda Lee on 021 309 216, [lyndalee.hamilton@ljhp.nz](mailto:lyndalee.hamilton@ljhp.nz) or visit my website [www.lyndalee.co.nz](http://www.lyndalee.co.nz). To respect the neighbours privacy please do not go on the section without an appointment.

## More About this Property

<b>PROPERTY ID</b>	1X9HQS
<b>PROPERTY TYPE</b>	Vacantland
<b>AREA</b>	509 m <sup>2</sup>
<b>TYPE</b>	Residential

Licensed Real Estate Agents (REAA2008)



### LJ Hooker Pinnacle | Royal Oak - Real Estate Associates Ltd

CONTACT: Lynda Lee  
EMAIL: [lyndalee.hamilton@ljhp.nz](mailto:lyndalee.hamilton@ljhp.nz)  
MOBILE: 021 309 216  
PHONE: (09) 625 8007  
FAX: (09) 625 7512

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