

Do-Up & Renovation Opportunity.



6 WORDSWORTH CRESCENT | ENDERLEY

3 BED | 1 LIVING | 1 BATH | 1 CAR





Held by the same family for an incredible 43 years, this three-bedroom, one-bathroom home is now being offered for sale as a deceased estate.

The property is being sold as-is. Yes, it needs some love — but that's exactly where the opportunity lies.

For first-home buyers, this could be your chance to get onto the property ladder at an affordable entry point, roll up your sleeves, and improve the home over time while adding value along the way. For investors or renovators, there is plenty of potential to refresh, enhance and unlock more from the property.

Inside, you'll find three bedrooms, a separate living room and a practical layout, while outside, the full-sized section provides plenty of room to move, add to and explore future possibilities.

This isn't a home where you're paying a premium for someone else's renovations. It's a property where you can bring your own vision and create the value yourself.

Bring your ideas, your toolbelt and your imagination. Opportunities at this level are becoming harder to find.

Deadline for offers 27th of August 1pm, unless sold prior



Legal Information

Legal Lot	17
Legal DP	DPS7145
Record of Title	SA29A/31
Land Area	680m ²
HCC Rates	\$3,220.98
WRC Rates	\$494.74
Year Built	1962

Local Schools

- Fairfield College
- Fairfield Intermediate
- Insoll Avenue School
- Fairfield Primary

Local Conveniences

- Enderley Park
- Claudlands Park
- Five Cross Roads

Chattels

- Garden Shed
- Light Fittings
- Fixed Floor Coverings
- Clothesline
- Washing Machine Taps

All Chattels are As Is, Where Is





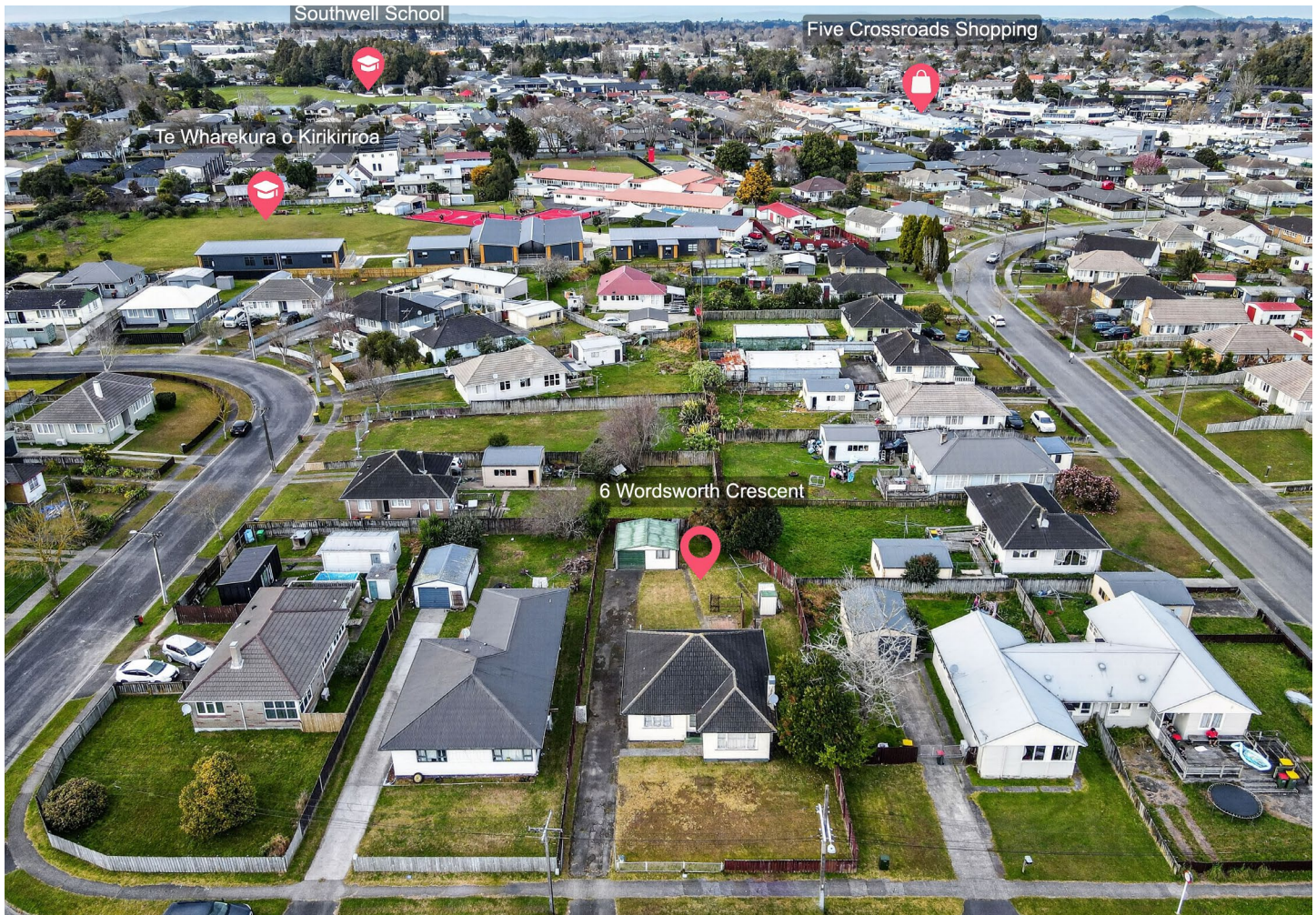














6 Wordsworth Crescent

Total approx. floor area 118.0 sqm

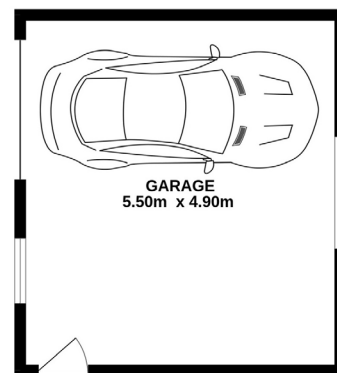
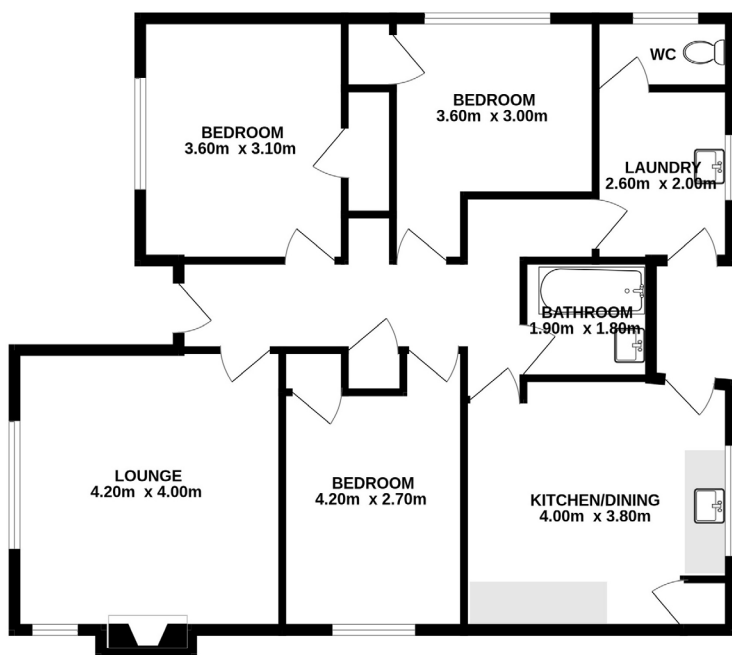
Floor plans have been created for marketing purposes only. Floor areas include garages unless stated otherwise. Whilst all care has been taken to ensure information is correct, we do not take responsibility for any inaccuracies. Floor plans cannot be reproduced without the written consent of Photo Plan.



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Rental Appraisal

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I have assessed this property on 14 August 2026 and advise that the expected weekly rental return would be approximately.

\$450—\$500

Please note this appraisal has been compiled with information sources regarding market rentals at the date of this appraisal. As rental values vary regularly depending on supply and demand, it is important to note that this is our considered opinion only as to the value and not a guarantee of rental income. Please do not hesitate to contact me if you require any further information.

Yvette Mclean

Property Manager

027 278 8257 YVETTE.MCLEAN@LUGTONS.CO.NZ

**Property
Management**
by **Lugtons**



Ben Moore

Residential Salesperson

027 737 9799 BEN.MOORE@LUGTONS.CO.NZ

With a background in architectural construction and hands-on experience building award-winning homes across the Waikato, I bring a sharp eye for detail and a deep appreciation for quality design to every property I work with.

Real estate, for me, is about more than buying and selling - it's about people. It's about helping families find their place, guiding first-home buyers with confidence, and supporting sellers through one of life's biggest transitions. I'm here to make that journey smooth, informed, and tailored to your goals.



Babak Paymani

Residential Salesperson

027 405 1416 BABAK.PAYMANI@LUGTONS.CO.NZ

Real estate is a natural fit for Babak Paymani. With a diverse professional background, hands-on property investment experience, and involvement in residential-to-commercial conversions and property renovations, Babak brings a well-rounded understanding of the property market and how to achieve successful outcomes for his clients.

After joining Lugtons Real Estate, Babak quickly established himself as a trusted and successful Sales Consultant. Following eight successful years with Lugtons, he progressed into the role of Branch Manager while continuing to work as an active Sales Consultant - a reflection of his leadership, industry knowledge, and commitment to achieving outstanding results for both his clients and team.



Ben Moore

Residential Salesperson

027 737 9799

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Babak Paymani

Residential Salesperson

027 405 1416

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Listing Reference: GH23352

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