121A TRISTRAM STREET, HAMILTON CENTRAL, HAMILTON CITY, WAIKATO 3204

FOR SALE

WALK TO WINTEC, CBD & GIRLS' HIGH ZONED!

Priced to Sell! Conveniently located in the Heart of Hamilton Central and opposite Wintec City Campus, LM Realty presents a fantastic opportunity for the savvy investor, looking for a low maintenance property with great content to add to their portfolio. Offering three bedrooms, each with their own separate ensuites and an open plan kitchen, living and dining area for communal gatherings.

This unit is an excellent opportunity for investors, with the potential for a high rental yield (approx. $675 - $720 per week - rental appraisal available) and no current tenancy in place, you have the freedom to choose your own tenants or secure housing for your children looking to study with amenities being well located for everyday convenience.

This home provides 2 allocated parking spots onsite or minutes' walk to the City Centre. The location is unbeatable, with easy access to public transportation, shopping, dining, and entertainment options. You will love the convenience of having everything you need right on your doorstep with the bonus of being zoned for Hamilton Boys and Girls' High Schools. The home is also 5 minute's to the Lake or Waikato Hospital for those wanting an easy commute.

Whether you are looking for a place to call home or a savvy investment opportunity, this unit ticks all the boxes. The current owner has enjoyed taking advantage of this unique investment and is excited to present this opportunity to its new lucky owners. Don't miss your chance to have your cake and eat it too, in the heart of Hamilton Central.

If you would like to receive the information pack or request a private viewing, please contact Leon Mitchell on 027 389 4714 or Chane Lewis on 021 204 3133.

*Please note: the floor area and property information was sourced from Property Guru and/or LINZ.

3 BED | 3 BATH | 0 CAR

PRICE:
Asking price $599,000

OPEN FOR INSPECTION:
N/A

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Drawings are approximate and for illustration purposes only. We take no responsibility for omissions and errors.
All dimensions are measured internally and floor areas reflect this. Measurements should be verified and the buyer to complete their own due diligence.

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

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