16A DOWDING STREET, MELVILLE, HAMILTON CITY, WAIKATO 3206









SOLD

6% POTENTIAL GROSS YIELD!

Welcome to your future first home or savvy investment opportunity…

Situated in the heart of Melville, this home is just around the corner from the Waikato Hospital and within walking distance! Offering the perfect blend of modern living and convenience, here is an ideal choice for first-home buyers or those looking to downsize. With a rental appraisal of up to $550 p/w, the yield is attractive for those savvy investors, so do your sums!

The kitchen is equipped with a dishwasher, featuring an open-plan layout that flows seamlessly from the living and dining areas to the 2 bedrooms and is central to the bathroom, with the master offering external access to the backyard. Designed with practicality in mind, this home includes a heat pump for year-round comfort and the low-maintenance design makes it perfect for busy lifestyles or an investment opportunity and is healthy homes compliant.

Situated in a prime location, the home is just moments from Waikato Hospital for shift workers. Enjoy the close proximity to the local restaurants in the CBD, a stroll around the Lake or all your local amenities with plenty of options for added lifestyle appeal.

This property ticks all the boxes for those wanting minimal maintenance, so don't miss your chance to secure this home now, with interest rates on the move - timing is everything!

Current Financial Year Body Corporate Fees:
- $1,340.00 Insurance to 31 July 2026
- $2,207.60 General Levy to 31 July 2025

LM Realty is here to do business with all agents and their buyers, talk to us for more details. For an information pack or a private viewing, call Leon on 027 389 4714 or Chane on 021 204 3133.

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

2 BED | 1 BATH | 1 CAR

PRICE:
$433,500

OPEN FOR INSPECTION:
N/A



Leon Mitchell
0273894714
leon.mitchell@lmrealty.co.nz
www.lmrealty.co.nz

Bedroom

Lounge



Bedroom

Bathroom

Kitchen

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.

BLUE EAGLE MEDIA

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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