

LIFESTYLE **LUXE** LIVING . . .**FOR SALE****2 SOLD! ANOTHER PRICE REDUCTION..**

With everything from style to substance accounted for, this low-maintenance investment is ready to be sold and is the largest on the lot, offering 185 m2 of living space! Renovated from top to bottom by respected builders BLOC Developments and RN MacRae Builders, this luxury lock-up-and-leave home offers an exceptional lifestyle in a prime location.

Enjoy the best of city living in this spacious, multi-level residence, featuring three bedrooms and two bathrooms. Perfectly positioned, it offers a seamless blend of urban energy and everyday comfort. The open-plan layout highlights a contemporary kitchen with a sleek ceramic benchtop, Bosch appliances, and quality finishes, complemented by plush carpeting throughout. Outside, the modern plaster finish over aerated concrete panels delivers durability and a bold geometric aesthetic.

The generous rooftop terrace is ideal for alfresco entertaining or relaxing while taking in expansive city views. Step outside to explore vibrant eateries along Victoria Street, shop at Centre Place, or stroll to the upcoming Waikato Regional Theatre. The central location also offers easy access to the business district, Wintec campus, and Waikato Hospital — making it ideal for professionals, students, or anyone seeking a dynamic urban base.

Convenience is at your doorstep, with Woolworths supermarket directly across the road. Families will also value the zoning for both Hamilton Girls' High School and Hamilton Boys' High School.

This property isn't just a home — it's your gateway to the future of Hamilton Central. From rooftop relaxation to riverside walks, it offers a rare mix of comfort, style, and unbeatable convenience.

LM Realty welcomes all agents and their buyers — contact us today for more information.

*Note: Specified floor and land area sizes have been sourced from Property Guru and/or LINZ. We recommend you seek your own independent legal advice.

3 BED | 2 BATH | 2 CAR

PRICE:
Asking price \$1,088,000

OPEN FOR INSPECTION:
N/A



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

GROUND LEVEL



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.