



FOR SALE

|| \$239K DEVELOPER PRICE DROP! ||

FIRE STARTER with a **BONUS \$10,000 TRAVEL VOUCHER!** *T&C's Apply.

Renovated from top to bottom by reputable builders (BLOC Developments and RN MacRae Builders), this luxury lock-up and leave home is prime for the taking, ticking all the boxes from location to content and style. This low-maintenance investment must go!

Experience the pulse of the city living in this spacious, multi-level 3 bed, 2 bath home, perfectly positioned and offering the ideal blend of urban energy and everyday comfort. The open-plan living showcases a contemporary kitchen, sleek ceramic benchtop, quality finishes with Bosch Kitchen appliances and plush carpet throughout. The exterior of the home is wrapped in a modern plaster finish over aerated concrete panels, designed for both durability and a modern contrast of geometric aesthetics.

The generous rooftop terrace presents the perfect setting to entertain Alfresco style or unwind while enjoying expansive views across the city, or immerse yourself in the local lifestyle. Vibrant eateries along Victoria Street, Centre Place for Shopping, and minutes to the up-and-coming Waikato Regional Theatre. The apartment's location also presents easy access to the business district and Wintec campus, making it ideal for professionals, students, or anyone seeking a dynamic city base close to the Waikato Hospital.

Your supermarket options are at your fingertips with Woolworth's just across the road! Families will appreciate zoning for sought-after schools including both Hamilton Girls' High School, and Hamilton Boys' High School.

This property isn't just a home, it's an invitation to be part of Hamilton Central's exciting future. From rooftop relaxation to riverside walks, it delivers a rare mix of comfort, style, and unbeatable convenience!

LM Realty is here to help you do business with all agents and their buyers, talk to us for more details.

*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 \$1,150,000

OPEN FOR INSPECTION:

May 10 at 1:15pm - 1:45pm

May 11 at 2:30pm - 3:00pm



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GROUND LEVEL

ENTRANCE

BEDROOM



DOUBLE GARAGE / LAUNDRY

BATHROOM

BEDROOM

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.