



**SOLD**

## ADORABLE ON ALBERT

Welcome to your new home or fabulous Investment.

This fantastic home or Investment property features the following:

- 2 x Good sized bedrooms
- 1 x bright bathroom with toilet
- Spacious and light Open plan kitchen and living area
- 1 x Laundry - convenient to the bathroom
- Fully fenced section
- Low maintenance gardens
- Great flow from indoors to the sunny outdoor garden area

Discover Your Perfect Investment or First Home Haven in Historic Hamilton East! This charming 60m<sup>2</sup> unit presents an exceptional opportunity in one of Hamilton's most character-filled suburbs. Step inside to find a thoughtfully designed layout featuring two comfortable bedrooms and a well-appointed bathroom. The welcoming lounge creates an inviting atmosphere for relaxation or entertaining, while the air conditioning ensures year-round comfort. Outside, you'll appreciate the security of a fully fenced property and the convenience of a dedicated parking space.

For investors, this property presents compelling possibilities:

- Located in a high-demand area with strong rental potential
- Low-maintenance unit perfect for busy landlords
- Established suburb with consistent growth potential
- Close to multiple educational institutions

First home buyers will love:

- Manageable size ideal for starting out
- Affordable entry point into the sought-after Hamilton East market
- Secure, fully-fenced property

The property's position in Hamilton East provides easy access to essential services and entertainment options. Whether you're seeking your first home or a solid investment, this unit offers an outstanding opportunity in one of Hamilton's most characterful suburbs. The combination of practical features, prime location, and future potential makes this an compelling

**2 BED | 1 BATH | 0 CAR**

**PRICE:**  
\$335,000

**OPEN FOR INSPECTION:**  
N/A



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