

**FLAT 3 /74 GOLF ROAD,  
TAHUNANUI, NELSON, NELSON / TASMAN**



# FOR SALE

**HIGH YIELDING RENTAL OR SOUND FIRST HOME**

2  | 1  | 0 

Now is an excellent time to buy, particularly if you're looking for your first home or a solid investment opportunity.

This well-presented unit, centrally located in Nelson's sunny beachfront suburb, is an ideal addition to any investment portfolio or a perfect first investment. It's just a short walk to the beautiful sands of Tahunanui Beach.

Having undergone a complete renovation, this unit offers longevity for the new owners and will help keep maintenance costs down. It also features a private rear courtyard and plenty of off-street parking.

With a strong rental history, previously rented for \$500 per week before the renovations, this property is projected to generate a gross yield in the region of 7% for the new owner. This represents fantastic value and is a rare find at such an accessible price.

The vendor is highly motivated to sell, so don't delay – this is officially the most affordable two-bedroom home in Nelson!

Martin Wilkie | 0274709797 | [martin@changerealestate.co.nz](mailto:martin@changerealestate.co.nz) | [changerealestate.co.nz](http://changerealestate.co.nz)

@realty Limited Licensed REA 2008