



# SOLD

## VENDORS WILL CONSIDER ALL OFFERS!

This ground-floor thermal apartment is ideally located next to Lime Café, perfect for brunch and morning coffee, and just a short walk from Rotorua's lakefront and playground. It's also conveniently close to the Wai Ariki Hot Springs Spa, the Rotorua CBD, and a diverse array of cafes and restaurants, including Eat Street.

The apartment offers views of the village green and Lake Rotorua. It features two spacious bedrooms, an open-plan living area, and a combined bathroom and laundry. Thermally heated radiators and hot water ensure warmth during the winter months. Additionally, there is a dedicated parking space conveniently situated right in front of the apartment.

This property was previously rented for \$540 per week. At the purchase price, this is a 7.8% gross yield!

Whether you are a business professional seeking a work-life balance or an investor looking for a property with strong returns, this apartment is a must-see. With Rotorua's amenities right at your fingertips, this is an opportunity you won't want to miss!

Call Bryn or Julz for more information or to make a private viewing.

2 BED | 1 BATH | 0 CAR

PRICE:  
\$335,000

OPEN FOR INSPECTION:  
N/A



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Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

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.