



# FOR SALE

## MASSIVE PRICE DROP - DON'T MISS OUT

MOTIVATED VENDORS DROP PRICE - WANT TO SEE SOLD STICKER

This is a well built spacious 2-bedroom townhouse nestled in the heart of Whitiora, Hamilton. Central to the CBD and easy access to the rest of the Hamilton City.

This well-appointed townhouse presents an ideal opportunity for first-home buyers, downsizers, or savvy investors looking to capitalise on Hamilton's growing popularity. The thoughtful layout maximises space and natural light, creating a warm and inviting atmosphere perfect for modern living.

- Two generously sized bedrooms
- Well-appointed bathroom with quality fixtures
- Large open-plan living area perfect for entertaining
- Secured covered parking and storage
- Low-maintenance living ideal for busy lifestyles

The location is in the epicentre of Hamilton's sporting and cultural scene. Just minutes from your doorstep stands the iconic Waikato Stadium, New Zealand's premier multi-purpose venue with a capacity of 25,800. This world-class facility hosts major rugby union matches, concerts, and cultural events, bringing excitement and vibrancy to your neighbourhood year-round.

- Walking distance to Waikato Stadium for world-class entertainment
- Close proximity to numerous hotels and hospitality venues
- Well-connected transport links along Victoria Street & the CBD

Local schools and supermarkets are within easy reach.

The combination of modern living spaces, premium location, and access to Hamilton's best sporting and cultural facilities makes this property the perfect 1st home or investment opportunity.

For an information pack or a private viewing, contact Gavin Hocking today 027 755 5148.

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

2 BED | 1 BATH | 1 CAR

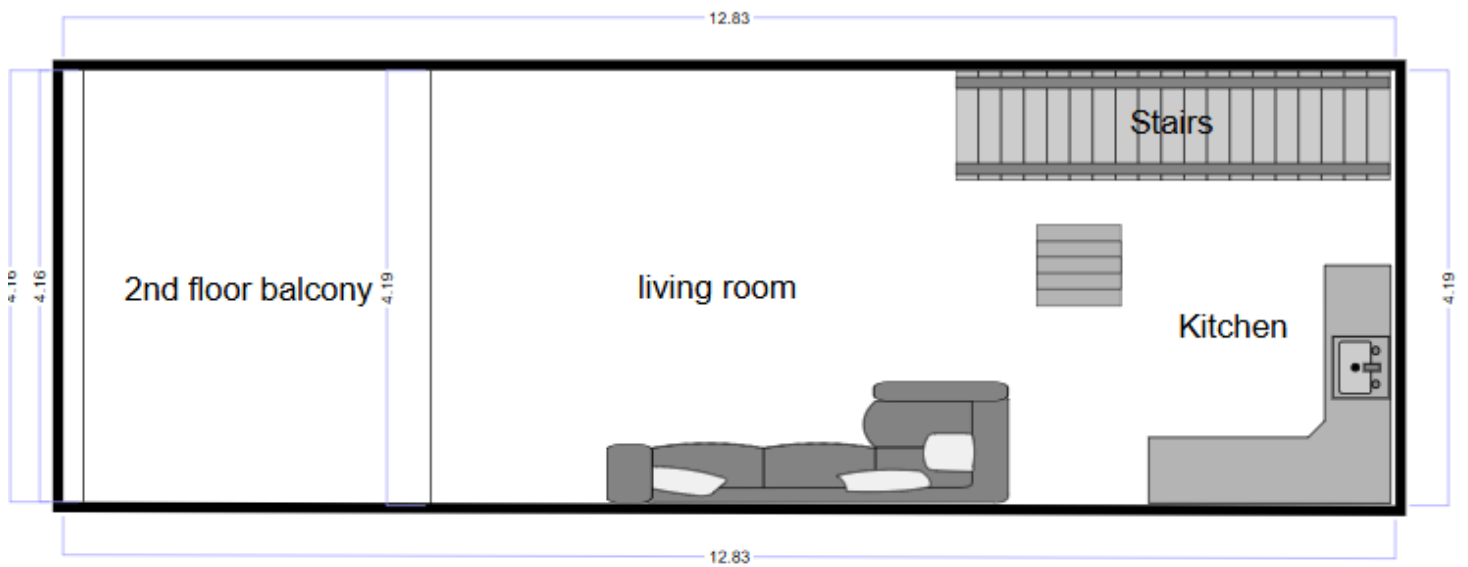
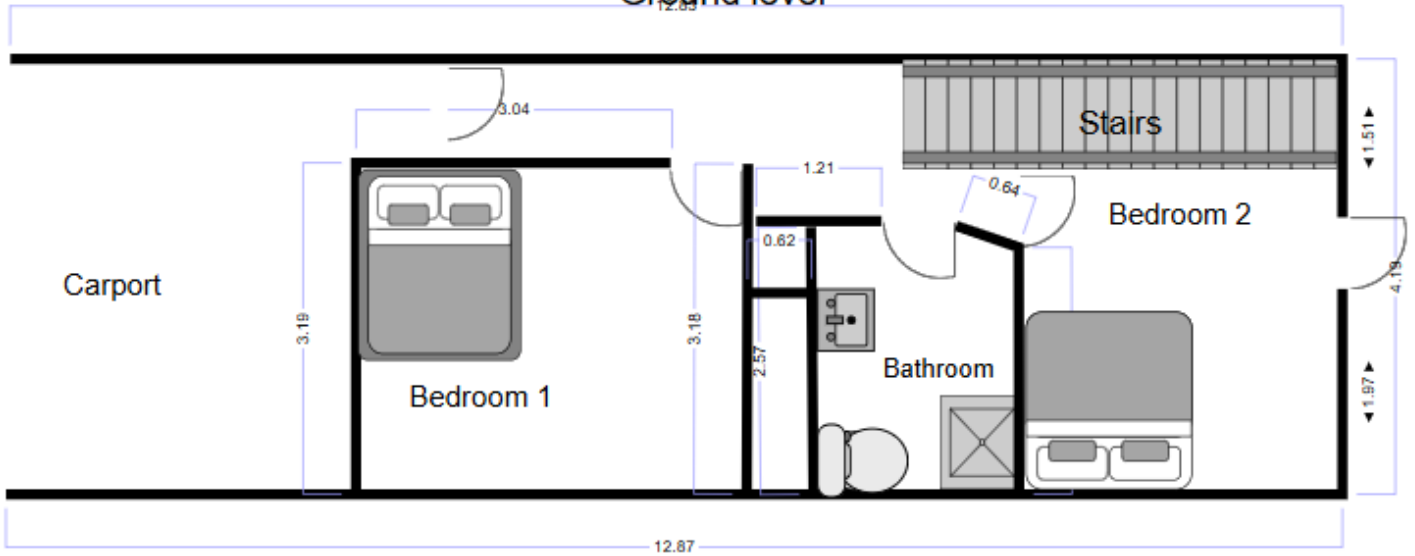
PRICE:  
Asking price \$599,000

OPEN FOR INSPECTION:  
N/A



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## Ground level



This is a layout illustration only. Please refer to plans for accurate measurements.

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.