

1 & 2/604 PARK ROAD,
TE AWAMUTU, WAIPA, WAIKATO



SOLD

DUAL INCOME ON FREEHOLD LAND

Exceptional returns, flexible living, and serious upside — opportunities like this are becoming increasingly difficult to find.

Set on flat, freehold land, this unique property offers two fully independent dwellings with separate water connections, making it an outstanding option for investors, extended families, or buyers seeking a home and income setup.

Returning a combined rental appraisal of approximately \$850 per week, this property represents an impressive 8.8%+ gross yield.

The main residence is a charming 1940s weatherboard home that has undergone substantial improvements over the years, including re-cladding and re-piling in 1982, along with a re-pitched roof completed in 1989 — adding confidence and long-term peace of mind.

Inside, the home offers two generous bedrooms plus a versatile third bedroom or sunroom, a spacious lounge, large kitchen and dining area, bathroom, and excellent indoor-outdoor flow to both front and rear gardens. A covered carport completes the package.

Positioned separately on the site is a fully self-contained cabin/studio complete with its own private deck and carport. Currently tenanted by a reliable occupant, there is flexibility for the tenancy to continue or for vacant possession to be considered depending on your requirements.

The rear dwelling is currently vacant, creating immediate opportunity for owner-occupiers or investors wanting to maximise returns from day one.

Whether you are chasing dual income, multigenerational living, or a smart addition to your investment portfolio, this property delivers flexibility, cashflow, and future potential in one compelling package.

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PRICE:
\$470,000



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