UNIT 4/5 DYER STREET, WHITIORA, HAMILTON CITY, WAIKATO 3200

FOR SALE

CV $650K, SELLING FOR $569K = $81K INSTANT EQUITY

This is a rare chance to buy into a near-new Hamilton development at a price that reflects the bottom of the market cycle — not the top. The capital value on this property sits at $650,000. The asking price is $569,000. That's $81,000 of built-in equity from the moment you settle. If you are looking at getting on the ladder as a 1st home buyer or adding to your investment portfolio - this is the property for you.

Built in 2022 by K2 Construction as part of the award-winning River Ridge development, the layout is practical & modern. The ground floor features two generously sized bedrooms, a family bathroom, separate laundry tucked away inside a purpose built cupboard, and a covered carport. Upstairs, the open-plan kitchen, dining and living area is massive for this type of property. A 12m² private balcony with elevated views — a real point of difference in this price bracket. High spec Bosch appliances, heat pump, digital front door lock and double-glazing throughout.

The NZ property cycle has clearly turned. The OCR has been cut multiple times and bank mortgage rates are stabilised. The government has restored interest deductibility for rental properties and reduced the bright-line test from 10 years to 2 years — making it materially easier to hold and exit investment property. Buyers who enter at the bottom of the cycle with built-in equity are positioned for the strongest returns.

Whitiora is one of Hamilton's most connected inner suburbs, sitting between the CBD and the Waikato River. From this address you're within walking distance of PAK'nSAVE, cafés, bars and restaurants on Victoria Street, Waikato Stadium, and the river walkway. The CBD is under 10 minutes on foot.

Motivated vendor. Priced to sell.

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.

Note: Specified floor and land area sizes have been sourced from Property Guru and/or LINZ. We recommend you seek your own independent legal advice.

2 BED | 1 BATH | 1 CAR

PRICE:
Asking price $569,000

OPEN FOR INSPECTION:
N/A

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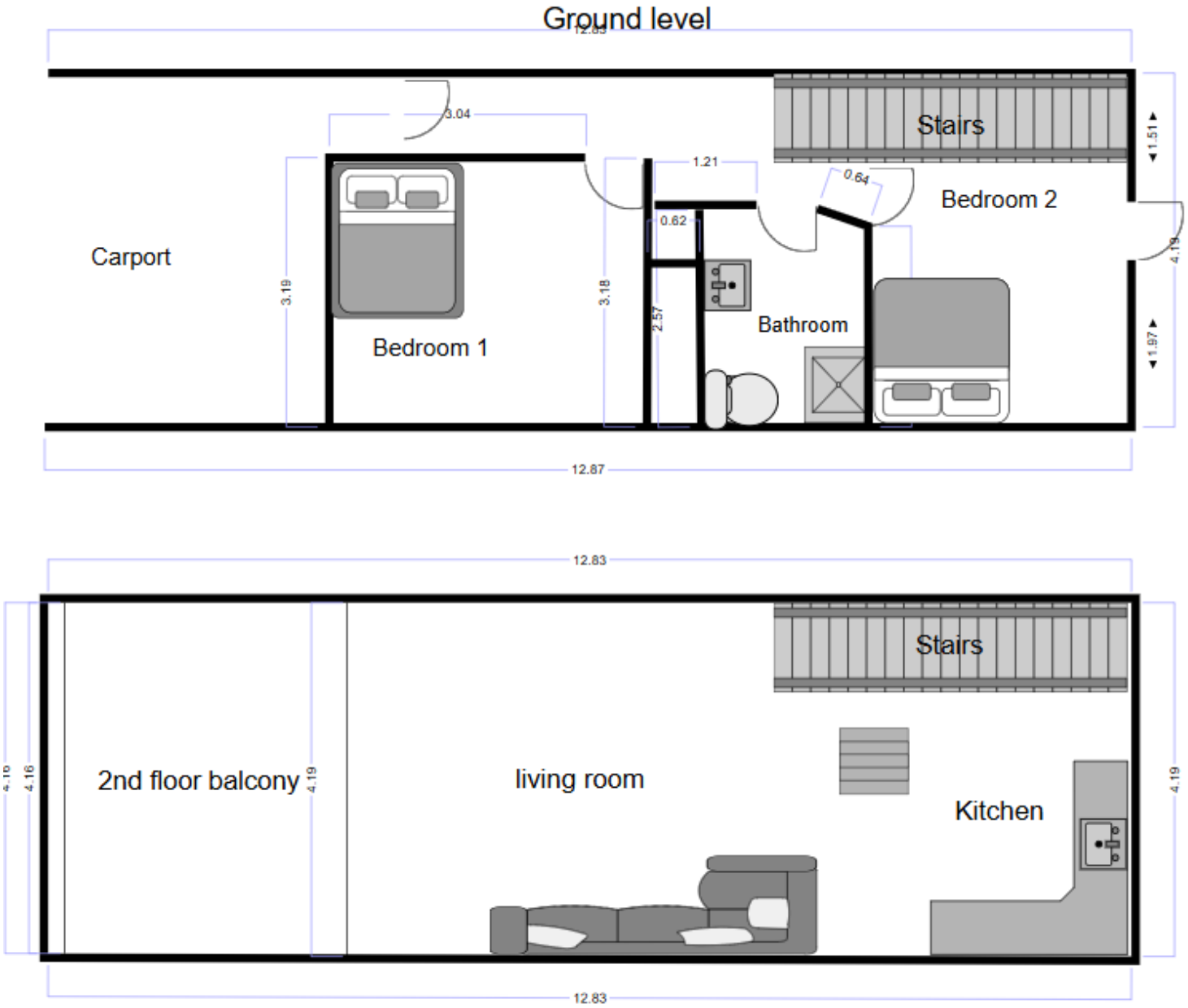

This is a layout illustration only. Please refer to plans for accurate measurements.

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.

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