



Boundary lines are indicative only

# FOR SALE

## MODERN BUILD - SOLID INVESTMENT

Positioned in one of Hamilton's most sought-after pockets, in close proximity to the University of Waikato sits this modern two-level unit built in 2020. Delivering the perfect blend of space, convenience, and low-maintenance living, ideal for investors and savvy buyers alike.

Thoughtfully designed, the home features four well-proportioned bedrooms and three bathrooms, offering flexibility for flatmates, extended family, or strong rental returns. The modern kitchen flows seamlessly to the open-plan dining and living room, creating a warm, connected hub, making entertaining a breeze.

Set in a prime Hamilton East location, you are just minutes from the CBD and a short drive to Grey Street Shopping Centre and Made for all local amenities and eateries. The proximity to the University of Waikato supports consistent rental demand, while nearby schools, parks, and public transport options further enhance long-term appeal. The property is also zoned for sought-after local schools including Knighton Normal School, Peachgrove Intermediate, Hamilton Boys' High School, Marian Catholic School (Hamilton), and Hamilton Girls' High School.

With a single garage, low-maintenance design, and elevated outlook, this property ticks all the boxes for both lock up and leave lifestyle living and investment potential.

Currently tenanted, this property is ready for an investor to take the reigns with a fixed term tenancy in place until 8th January 2027, or get in early to plan ahead!

Opportunities like this, in such a high-demand location, do not last long.

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

For an info pack or a private viewing, call Leon 027 389 4714 or Chane 021 204 3133.

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.

4 BED | 3 BATH | 1 CAR

PRICE:  
Asking price \$709,000

OPEN FOR INSPECTION:  
N/A



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Downstairs



Upper



Drawings are approximate and for illustration purposes only. We take no responsibility for omissions and errors. All dimensions are measured internally and floor areas reflect this. Measurements should be verified and the buyer to complete their own due diligence.



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.