



FOR SALE

CBD MULTI-LEVEL LIVING - LOCK UP & GO

A smart opportunity for first-home buyers, investors, young professionals, or growing families, this stylish three-bedroom home offers modern comfort, practical design, and everyday convenience, with plenty of room.

Spread across three well-designed levels, the top level presents two well-sized bedrooms and a bathroom, creating a comfortable retreat with elevated views.

The middle level forms the heart of the home with a modern kitchen overlooking the open plan dining and lounge area, creating a bright and welcoming space for daily living and entertaining. This level also includes one bedroom and a bathroom, offering flexibility for guests, extended family, or a home office setup. Step outside to enjoy a private outdoor area perfect for relaxing or hosting friends and family.

The ground floor features a private entryway, double internal-access garage, dedicated laundry, and direct access to a private outdoor area, ideal for relaxing or planting your herb garden.

Location is key, The Base approx. 10 mins away, and Hamilton CBD within walking distance, placing shopping, dining, and essential amenities within easy reach. Families will appreciate zoning for Hamilton Girls' High School, Hamilton Boys' High School, and Wintec for higher learning, adding excellent long-term appeal for education-focused buyers.

With parks, transport links, shopping, and schools all nearby, this low-maintenance property delivers the ideal balance of lifestyle, convenience, and functionality.

Currently in a fixed term tenancy until 06/08/2026, the tenants would love to stay on and is an easy care rental ready for the new landlord to take advantage of or plan your move ahead of time.

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

A full info pack is available on request. For 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.

3 BED | 2 BATH | 2 CAR

PRICE:
Asking price \$679,000

OPEN FOR INSPECTION:
N/A



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Ground

Laundry



Double Garage

Middle

Lounge



Bathroom

Bedroom

Top

Bedroom



Bathroom

Bedroom

Kitchen

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.