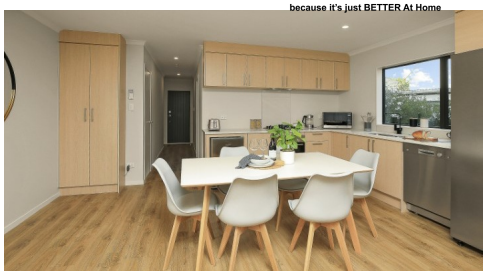
UNIT 6/89 CAMERON ROAD, HAMILTON EAST, HAMILTON CITY, WAIKATO 3216



SOLD

THIS IS THE INVESTMENT YOU'VE BEEN LOOKING FOR

Savvy investors, take note – this exceptional 4-bedroom townhouse at Unit 6, 89 Cameron Road presents an outstanding investment opportunity currently generating $990 per week in rental income with reliable tenants in place. This prime Hamilton East property offers the perfect blend of steady cash flow and long-term capital growth potential in one of Hamilton's most sought-after suburbs, and comes fully furnished with high quality furniture to maximize rental appeal.

Positioned in the heart of historic Hamilton East, this well-appointed townhouse delivers impressive returns while offering future flexibility for owner-occupiers or continued rental success. The strategic location places you just 2 kilometers from the prestigious University of Waikato, making this property incredibly attractive to the large student population and academic staff seeking quality accommodation. Adding to your peace of mind, this investment comes with 4 years remaining of the Master Build warranty, providing additional security and protection for your investment.

Key investment highlights that maximize your returns:
• 4 bedrooms each with ensuite bathroom for premium rental appeal
• Fully furnished with high quality furniture for immediate rental readiness
• All rooms currently tenanted with good tenants ensuring stable income
• $990 weekly rental return delivering strong cash flow from day one
• Strategic university precinct location with constant tenant demand

Modern conveniences enhance the property's appeal and rental potential:
• Air conditioning in the living area ensuring year-round comfort
• Heat pump in every room for efficient climate control
• Dishwasher for contemporary kitchen functionality
• Private balcony providing outdoor relaxation space
• Single carport for secure vehicle accommodation

Spanning 135 square meters of thoughtfully designed living space, this townhouse maximizes both comfort and rental yield. The city aspect ensures tenants enjoy urban convenience while maintaining the charm of suburban living that Hamilton East is renowned for. The fully furnished nature of this property means tenants can move in immediately, reducing vacancy periods and

4 BED | 4 BATH | 1 CAR

PRICE:
$705,000

OPEN FOR INSPECTION:
N/A

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