



Sold



## 1/21 Park Terrace, Hamilton Central

3 1 3

Sequestered down an inviting cul-de-sac with leafy river views is this classy central Hamilton "lock up and leave" investment opportunity. With a yield of around 5.8% percent, Unit 1 is fully tenanted with a rental return of \$810.00 per week (That's 3 rooms at \$270 per room, per week). With interest rates lower than ever and the LVR's relaxed, seldom has there been a better opportunity. The studio bedrooms are also fully furnished (with ensuite and wifi) and have an open plan communal and kitchen area. Each bedroom has a queen-side bed, 37 inch TV, fridge plus sofa and occupants stay comfortable all year round with double glazing and one of three heat pumps. The Body Corp and full list of extensive chattels is available on request. Beautifully and conveniently positioned close to the CBD, Waikato Hospital and Hamilton City Lake, you chose whether to park at home and walk, or take a short drive around one of Hamilton's premier locations. Also to be discovered with more views is the Riverside Reserve just a meander through the adjacent park. Zoned for Hamilton West Primary School. To view phone Dobbo or Sharon today. Dobbo 021 995 906 Sharon 021 408 487

Rateable value

\$675,000



Howard "Dobbo" Dobson

☎ 07 855 0550

📱 021 995 906

✉ dobbo.dobson@lugtons.co.nz