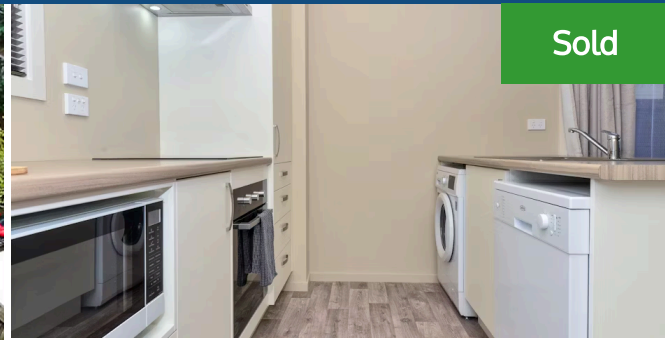




📍 1/188 Ulster Street, Whitiara



Conveniently located within walking distance to the CBD, Pak-n-save, Waikato Stadium and River trails is this stunning central Hamilton "lock-up and-leave" investment opportunity. 188 Ulster Street offers the best of both worlds with flexibility to Invest or Nest AND Invest. Yes you can fully rent out, or live in and rent out the rooms you don't require. With a yield of around 6%, Unit 1 & Unit 4 are brand new with 3 fully furnished large studio bedrooms (each with ensuite and wifi) and a open plan communal living and kitchen area. The Rental return is \$780 - \$810 per unit per week and the Body Corp details will be available on request. Each room is fully kitted out, brand new with a queen size bed, a wall mounted 40 inch TV, air conditioner, sofa and lounge chair, dining suite table and chairs, (the full list will be available on request)

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With Public transport only 80m approx from road side, plus double glazing, any traffic noise is significantly reduced. Zoned for Whitiara Primary School and located with easy access to town, the northern motor way and Fairfield and Whitiara Bridges



Title is expected to be issued in late November / early December

To View, why delay? contact team Dobson today

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