



Sold



📍 3/110 Firth Street, Hamilton East

2 bedrooms 1 car 1 bathroom

Proudly presented to you by Nick Earney - Lugtons Real Estate. Welcome to 3/110 Firth Street, Hamilton East, a 70s built brick clad 2 bedroom unit searching for a new owner willing to put in some cosmetic TLC. There is relatively new carpets and a brand new heat pump. With internal painting and maybe a kitchen and bathroom update, this home will really shine and stand out proudly. The 62m² floor plan has been laid out in a no nonsense fashion making best use of the spaces available and minimising overall upkeep and maintenance needs. Tucked away neatly in ever popular Hamilton East, you'll be just moments from local conveniences such as the Grey Street Restaurants, Steele, Galloway and Flynn Parks, the Eastlink Sports Hub, Claudelands Event Centre and the Hamilton Gardens. Zoned for Marian Catholic School, Knighton Normal School, Hamilton East School & Peachgrove Intermediate. Thinking of your first home?

Floor size	62 m ²
Rateable value	\$400,000
Rates	\$2,048.20

See what grants or other support you may be eligible for:

<https://kaingaora.govt.nz/home-ownership/first-home-decision-tool>

Not looking to occupy it yourself?

With a rental appraisal for \$380-\$400 per week, there is a 6.5% gross rental yield on offer!

As this has been an owner occupied home, the new owner will need to complete a healthy homes assessment should they require healthy homes certification for renting. Property Files available here: <https://www.propertyfiles.co.nz/property/774060003>



Nick Earney

📞 07 838 3800

📱 022 402 4902

✉️ nick.earney@lugtons.co.nz

