



## 10B Little London Lane, Hamilton Central

3 bedrooms 1 car 1 bathroom

Soak up the sun and stunning views from this first-floor apartment tucked quietly away in a private inner city pocket. There are no corporate fees and no need to run a car to get to the gym, cafes or supermarkets. This is a place where urban life visually connects with nature via a panorama of leafy tree tops, the river, and Hamilton Parade and east bank landscapes. The large open-plan zone has sliders onto the balcony for instant outdoor fare and extended living and entertaining. The kitchen has a new stove and the bathroom includes both shower and bath. Toilet and laundry are separate. Three bedrooms give occupants good sleep and office options; modernisation would add value. The painted brick home sits on a similarly configured concrete block ground floor apartment. Double your opportunities and purchase both. Each has a garage and a half share in the section. The scope for owner-occupier living, rental income or Airbnb, together with central convenience, promises rewarding buying.

**Floor size** 135 m<sup>2</sup>  
**Rates** \$2,689.00



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