



Sold

14 Ruakura Road, Hamilton East

In the heart of Hamilton East lies an extra-ordinary opportunity to develop "Residentially or Commercially" 1.68 hectares. With it's central location and the proposed Ruakura "Inland Port" just a short drive away, it's strategic positioning invites serious consideration. The Holiday Park lease holders require 48 hours notice to view, or a time that is mutually agreeable. Lease expires Sept "2022" and lease is negotiable. LOCATION

Currently used as Hamilton's iconic Holiday Park, this unique property is situated within (approx)

100m ACT NZ

300m Peachgrove Intermediate

500m Hamilton Boys High School

700m Southwell School (Private)

1k Hamilton East School

1k from Waikato University

2k's from the CBD

5 minutes walk to Countdown and Chemist on Peachgrove Rd

10 minute drive to Waikato Hospital & Ham City Lake

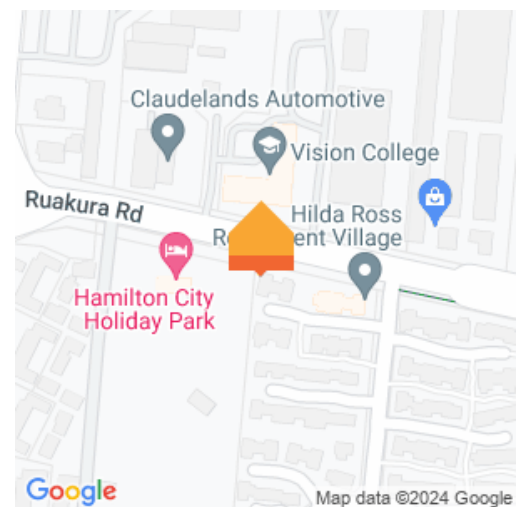
15 minute drive to Hamilton Airport and Mystery Creek

Easy access to Wairere Drive Expressway, Hamilton Gardens, Waikato Stadium & Claudelands Event Centre



Rateable value

\$4,100,000



1970's Brick and Tile with Reception room, 3 bedrooms, 1 bathroom, 1 kitchen + open plan dining - lounge & single garage

COMMERCIAL BUILDINGS

2 x Ablution blocks

2 x Storage sheds

Miscellaneous

3 x Clothes lines (circular type) Barrier Arm, Hot water Blocks Boilers,

Camp Kitchen, Bathroom, Deck, Fire + Children's play area including wooden house and slide / swings (rebuilt 2004)

Extra Info

The oldest Hamilton City Council building consent file dates back to 1973. This property also features a loading bay and an internal 3/4 ring road for easy vehicle access. Why delay, to view contact Dobbo or Sharon Dobson today

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Howard "Dobbo" Dobson

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