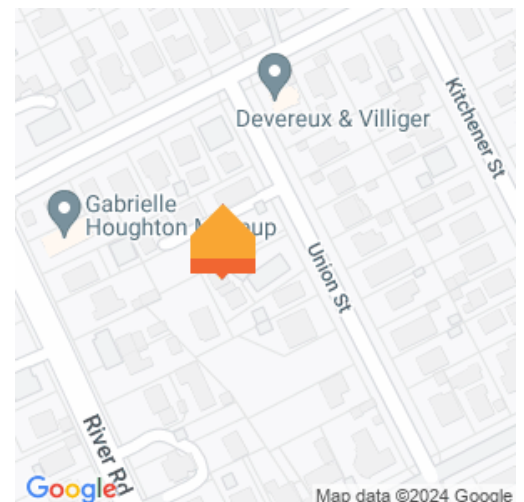


📍 4/9A Union Street, Claudelands

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Why pay rent when you can own! All about lifestyle convenience, this two bedroom unit delivers a sunny easy-care environment in the heart of Claudelands. The central location places you close to the river, CBD, Claudelands Park and Arena, and trendy eateries. So much is in walking distance. Set quietly off the road, the apartment is a two-level configuration with bedrooms on the top storey and living at ground level. Both kitchen and laundry are separate. Sun floods into the open plan living/dining zone which opens onto a cobbled courtyard that is fenced and gated for privacy. A heatpump is installed for year round comfort. Seamless indoor-outdoor living creates a convivial setting for entertaining as well as superb opportunities to kick back and relax in intimate surroundings. A full-width balcony off the master bedroom also encourages outdoor enjoyment. There is carport parking and a storage/utility room. This is an ideal opportunity to ease into property ownership, add to your investment portfolio or create a private business for the growing home-based accommodation market. The hub of Hamilton location is a huge perk. For further information or to view please call Melissa Wilton on 021 157 3459. Please also see the listing for unit 5 - buy one or both.

Floor size	70 m ²
Rateable value	\$300,000
Rates	\$1,660.00



Melissa Wilton

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