



📍 1/19 Thames Street, Claudelands

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An affordable centrally located Claudelands unit in a tidy complex with a great tenant already in place. Two double bedrooms with internal access plus garaging with auto remote. Recent upgrades include new carpet, DVS system plus heatpump for year round comfort. Located in a tree-lined street within an easy stroll to the CBD and Claudelands parks and arena. If you are looking for a no fuss investment or your first home dont go past this tidy brick unit in such a handy location. Do your sums as currently returning \$1440. 00 per month so returns are way better than the bank deposits. Call Terry or Graeme today to view this property or visit my personal website www.terryryan.co.nz to download any further information you require.

Rateable value \$365,000
Rates \$2,024.56



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