



📍 4/173 Nixon Street, Hamilton East

3 bedrooms, 1 bathroom, 1 car, 3 storage



Welcome to 173 Nixon Street. . . - Our vendors are on the move and have recently repainted the interior, had new carpets laid - so you'll unpack and relax

- They installed beautiful Sun block blinds, a very modern kitchen (with engineered granite bench tops), 2 pantries, dishwasher, gas hobs, range hood and its just so fresh and new

- Heat pumps x 2 for year-round comfort. Something Special:

- This is an ideal home in a central popular location, and perfect for empty nesters, or even, with the opportunity to rent out two of the rooms as they have there own bathrooms. The bedroom on the ground level has its own entrance to a small garden with lovely native trees - could be perfect for an Air BnB. - Zoned for great schools including Knighton normal and Hillcrest. High School. The bus route at the corner, Hamilton East shops and cafes in a close walking distance this is an ideal home to live in and enjoy the culture of Hamilton East. - The Double internal entrance garage ensures security for you and your cars, plus 3 secure storage areas for garden tools, bikes and mowers. - Homes in this location don't last long and always in high demand as a rental or personal home. -Call Tina today 021959915 for a viewing time. - Secure your next home in time for Christmas or early in the New Year ready for the new school terms. To download the property files, please copy and paste the following link into your browser

<https://www.propertyfiles.co.nz/NixonStreet4/173>

**Rateable value** \$950000  
**Rates** \$3,623.75



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