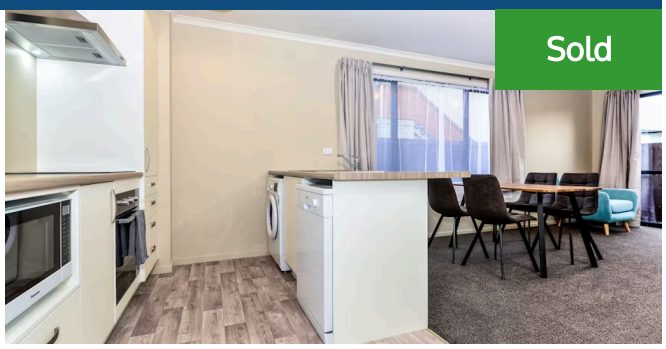
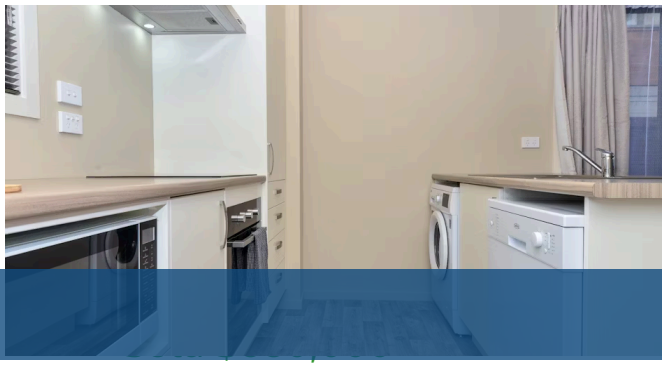
Lugtons

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Sold



5/188 Ulster Street, Whitiora

3 1 3

Conveniently located within walking distance to the CBD, Pak-n-save, Waikato Stadium and River trails is this stunning central Hamilton "lock-up and-leave" investment opportunity. Unit 5/188 Ulster Street offers the best of both worlds with flexibility to Invest or Nest AND Invest. Yes you can fully rent out, or live in and rent out the rooms you don't require. With a yield of around 6%, Unit 5 is brand new with 3 fully furnished large studio bedrooms (each with ensuite and wifi) and an open plan communal living and kitchen area. Clever features include an electric "califont" hot water system, (it only heats when you use it) plus the stairwell lighting is on a motion timer for easier night access to the upstairs lockable bedrooms. The Rental return is $780 - $810 per unit per week and the Body Corp details will be available on request. You also have the 4 power-meter flexibility advantage. This allows a whole family to run off 1 power-meter per apartment, or flat mates (Investors) can run all 4 meters, with each paying for their own room plus a share of the living area down stairs. Each room is fully kitted out with a queen size bed, a wall mounted 40 inch TV, air conditioner, sofa and lounge chair, dining suite table and chairs, vacuum cleaner and ironing board plus kitchen appliances and utensils (the full list will be available on request). With Public transport only 80m approx. from road side, plus double glazing, any traffic noise is significantly reduced. Zoned for Whitiora Primary School and located with easy access to town, the northern motor way and Fairfield and Whitiora Bridges. These photos were taken from Unit 1/188 Ulster Street with dimensions very similar to Unit 5/188 Ulster Street.





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