



## 5A St Olpherts Ave, Hamilton East

Crunch the numbers, great cash flow with room to possibly increase!

With approximately 1141m<sup>2</sup> of flat section, located within in a cul-de-sac street within the heart of Hamilton East this is seriously worth considering. Currently producing around \$1,275. 00 per week from the current Residential tenants, who are indicating that they would love to stay. There may be potential of more options in the future with this property, however you will need to do your homework with the HCC. Positioned and zoned for popular schooling such as Hamilton Boy's & Girls High, Hamilton East and Peachgrove Intermediate. Also handy to the CBD, Innovation Park and the Ruakura Development. This property should not be overlooked. Do our homework prior to Auction day to avoid disappointment as the seller would like Auction day to be Sale day!



Land area	1140 m <sup>2</sup>
Floor size	250 m <sup>2</sup>
Rateable value	\$990,000
Rates	\$5,363.14



Chip Humble

☎ 07 855 7510

📱 0274 752 349

✉ [chip.humble@lugtons.co.nz](mailto:chip.humble@lugtons.co.nz)

