



134 Clyde Street, Hamilton East

3 1 1

Deadline Sale 4pm Tuesday 1st June 2021

Land area 637 m<sup>2</sup>  
Rates \$6,424.73

Don't miss this delightful three-bedroom character home situated in a high-profile location on a 637m<sup>2</sup> well fenced section with excellent off-road parking. A resource consent to operate an office is still active and could suit an investor or someone looking to work from home. However, it can also be easily converted back to a private dwelling and cancel the existing consent at any time. Some of the features include native timber floors with high ceilings plus an updated kitchen and stylish bathroom. All seasons are catered for with a choice of five heatpumps, rewired throughout and a monitored alarm for peace of mind. So handy to shops and Hamilton East cafes, enjoying excellent school zones with Boys High just up the road. My vendors are motivated to sell and are offering vacant possession. Don't delay and call Terry's team for your private viewing and download any documents from [www.terryryan.co.nz](http://www.terryryan.co.nz).



Terry Ryan

07 855 0550

021 909 978

[terry.ryan@lugtons.co.nz](mailto:terry.ryan@lugtons.co.nz)

<http://www.terryryan.co.nz/>