



Sold



## 96C Clyde Street, Hamilton East

3 bedrooms, 1 bathroom, 2 living areas, 1 car

If you are looking for a stylish and spacious unit in a popular central city location then this brick and lineal board dwelling is certainly worth viewing. The unit which is immaculately presented with near new carpet consists of upstairs open plan kitchen, dining with living area providing access out onto a north east facing balcony. On the same level is the main bedroom with ensuite and office. On the ground level are two further bedrooms, bathroom plus double garage. Being fully insulated together with double glazing makes for a snug and cosy living environment. Neighbourhood facilities are in abundance being only some 300m from the Hamilton East Shops, Hamilton Boys High School, Sacred Heart College & Marian Catholic School. For a great place to exercise or play Steele Park is only a block away. The location of this Unit provides easy access to the Central City, University and Waikato Hospital. The unit is available for immediate possession. Ring Gavin now on 027 229 3096 for an appointment to view.

Floor size	150 m <sup>2</sup>
Rateable value	\$435,000
Rates	\$2,413.36

