



📍 1F/11 London Street, Hamilton Central



With a potential yield of close to 4% this city chic apartment provides an outstanding investment opportunity. Centrally located in the Hamilton CBD, close to the Waikato River and river walks this apartment ticks all the boxes for investment return and future capital growth. Alternatively it provides a safe and secure environment for corporate accommodation or someone regularly commuting into Central Hamilton who wants somewhere to relax during the working week and can lock and leave at the weekend. This is a good sized studio apartment including bedroom nook with built in wardrobe, great sized kitchen and living space, plus separate bathroom. The living area is bright and airy, your fully furnished studio comes complete with a lounge suite, plus dining table, coffee table, display cabinets. Just move in and enjoy. The kitchen area includes tiled floor, and backsplash, in-bench electric oven and ceramic hob, stainless rangehood, dishwasher and integrated fridge-freezer. There is a good sized hot water cupboard with built in storage, plus laundry cupboard with additional storage. The bathroom is privately tucked away from the living space and offers tiled floors, corner shower, toilet and vanity. The apartment includes large shared lobby downstairs, under cover car parking space with automatic door, plus lockable storage unit. This property is perfectly positioned in Hamilton's CBD, just a couple of minutes' walk to the high street, with all the shops and eateries on offer there. Download the Property Files here:

<https://www.propertyfiles.co.nz/661380003>

Rateable value	\$360,000
Rates	\$2,322.52

