



📍 2/21 Park Terrace, Hamilton Central

3 bedrooms 1 car 3 bathrooms

Hidden down an inviting cul-de-sac with leafy river views is this classy central Hamilton "lock up and leave" 3 bedroom "home and income" opportunity. With interest rates lower than ever and the LVR's relaxed, the time is now. Unit 2 is currently tenanted with a rental return of \$550 per week, with 1 room UNOCCUPIED with a private balcony. (Extra room could rent for \$270 per week, giving a combined return of \$820 per week, that's a yield of around 5.8%)

Rateable value

\$670,000

Each of the studio bedrooms are fully furnished (with ensuite and wifi) and have an open plan communal and Kitchen area. Each room has a queen-side bed, 37 inch TV, fridge plus sofa and occupants stay comfortable all year round with double glazing and one of three heat pumps. The Body Corp and full list of extensive Chattels is available on request. Beautifully and conveniently positioned close to the CBD, Waikato Hospital and Hamilton City Lake, you chose whether to park at home and walk, or take a short drive around one of Hamilton's premier locations. Also to be discovered with more views, is the Riverside Reserve, just a meander through the adjacent park. Here's your opportunity to live on sight, or rent out the third room. Zoned for Hamilton West Primary School. Why delay? To view phone Dobbo or Sharon today. Dobbo 021 995 906 Sharon 021 408 487



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