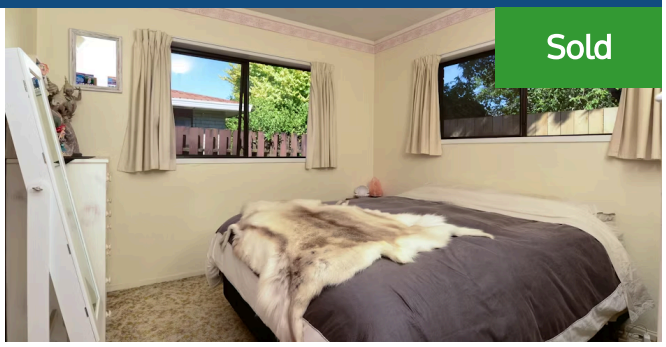
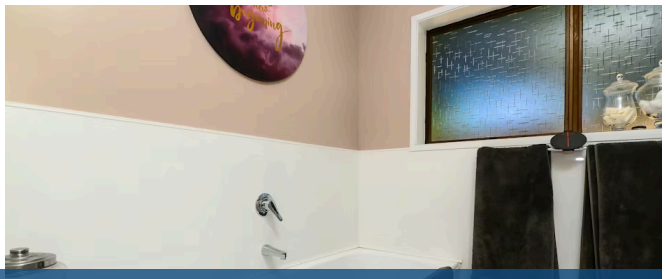
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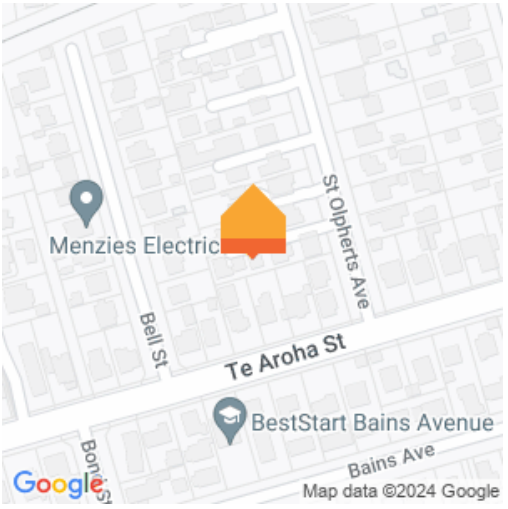


3/1 St Olpherts Avenue, Hamilton East

2 1 1

In an uber handy location, this two bedroom unit is an affordable choice for an easy care-free lifestyle. Tucked away down a long shared driveway in an owner-occupier enclave where residents treasure their peace and quiet, the property lies in a wide no-exit street in walking distance of Claudelands Countdown. The mature area is zoned for Hamilton Boys' High School and in handy reach of Ruakura Business Park, Wairere Expressway, Five Cross Roads, and the CBD. Good public transport services the area. You can stroll to cafes and trendy eateries, and enjoy the benefits of living close to the Claudelands Park and Arena, and Waikato University. The area has great lifestyle convenience. This unit has huge investor appeal and satisfies a variety of needs, from entry-level buyers through to downsizers looking for a manageable lifestyle. There are minimal gardens and land to take care of. Renovators looking for their next project will also see value here. Upgrades to the kitchen, bathroom and gas heating have been made in recent years but the decor is dated. Both bedrooms are double sized, the laundry is recessed, and single car garaging and parking space take care of vehicles. Location and affordability are key attributes of this promising property.

Floor size	93 m²
Rateable value	$450,000
Rates	$2,095.49





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