



📍 3/188 Ulster Street, Whitiara

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With the Hamilton residential median sale price fast climbing towards \$800,000, finally here's an AFFORDABLE must see opportunity for any first home buyer priced at \$559,000. A quick look at the Hamilton stock and there's almost nothing available in the mid \$500's that is new or near new. Built in October 2019, 3/188 Ulster St is your opportunity now, as the other 6 apartments have all been sold. Offering 2 large bedrooms, 2 bathroom ensuites with open plan kitchen, dining & lounge, plus 2 car parks (outside the front door) the successful buyer has the bonus to add any furniture or appliance they don't already have (full list of extra chattels is available on request) Put simply there is nothing comparable in Hamilton. Body Corp fees are a low \$1146 (which includes the annual insurance and internet) again exceptional value compared to most. With public transport only 80m to the road side, plus double glazing, any traffic noise is significantly reduced. Zoned for Whitiara Primary School and located with easy access to CBD, Waikato Stadium, the northern motorway and Whitiara and Fairfield bridges. Why delay? Call Dobbo or Sharon Dobson Today, Dobbo 021 995 906 or Sharon 021 408 487



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