



## 3/11 Bryce Lane, Hamilton Central

Welcome to Unit 3/11 Bryce Lane, Hamilton Central - a modern townhouse that epitomizes supreme convenience and sophisticated living in the heart of the CBD. Nestled along the picturesque Waikato River, this property offers a blend of urban vibrancy and natural serenity. Enjoy the benefits of a CBD lifestyle within a tranquil, secluded and secure environment. Your journey begins with a single internal access garage plus additional carport and a versatile office space. Ascend to the first floor, where modernity meets functionality. A well-appointed bedroom invites you to unwind in comfort, while an adjacent bathroom boasts contemporary amenities for your relaxation and rejuvenation. The open-plan living area, sunny balcony and kitchen integrate to create a space that is perfect for entertaining or simply enjoying daily life. This townhouse is not just a dwelling; it's a lifestyle - a 'lock and leave' convenience that allows you to embrace the ease of contemporary living. Imagine a morning stroll along the Waikato River, the CBD at your doorstep, and the freedom to embark on adventures with the knowledge that your home is secure and low maintenance. Unit 3/11 Bryce Lane offers modern, easy living.



Floor size	90 m <sup>2</sup>
Rateable value	475000
Rates	\$2,282.27



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