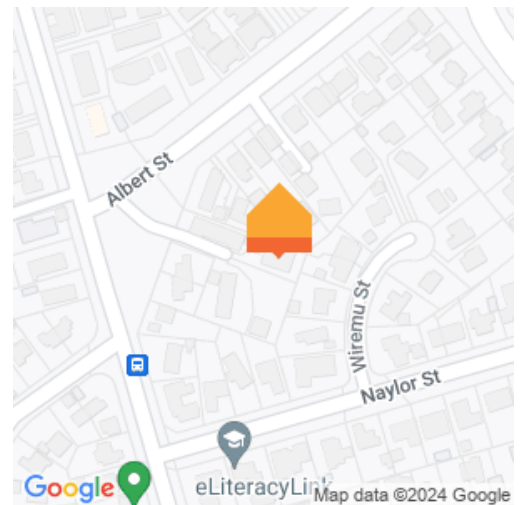




12 Albert Street, Hamilton East

Astute investors and DIY buyers will recognise the opportunity at 12 Albert street. This excellent low maintenance rental requires a few touch ups to get it back on track and become a great rental for buyers for years to come. Currently rented at \$520 per week there is scope to generate a great yield here. A full builders report completed 23 January 2020 is available by request. Built in 2007 with all the modern features this lovely home boasts a large open plan kitchen, living and dining area that spills effortlessly on to a sunny, private & roofed deck. Entertainers will love how much space is available to have friends & family visit over the Christmas break. Cooking summer meals will be a breeze with space for the bbq outdoors and a 5 burner gas hob indoors. Your new homes location will allow for easy walks, rides or commutes to the CBD. Desirable zoning for HBHS and HGHS will mean your children can attend Hamilton's best schools. Designed to face the sun, all three bedrooms make the most of the elevated position with two bedrooms opening onto the decked area. With a double garage and space for two cars on the driveway there is plenty of off street parking available. If your looking for an easy care or "lock up and leave for the weekend" property then add 12 Albert Street to your watch-list and drop in to any of our Sunday open homes.

Land area	640 m ²
Floor size	171 m ²
Rateable value	\$750,000
Rates	\$3,581.63



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