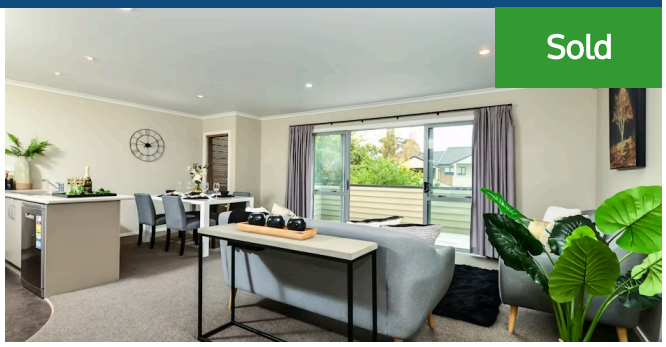
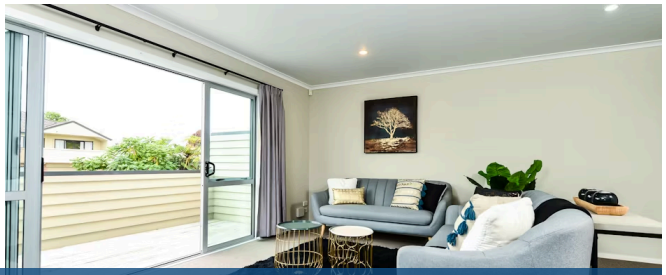
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96C Clyde Street, Hamilton East

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If your priority is to have an easy-care property in close proximity to the Hamilton East Shops, Hamilton Boys High, Sacred Heart College & Marion Catholic School then this place is certainly worthwhile viewing. This brick & linea board apartment is stylish in appearance and immaculately presented. Being 155 sqm there is plenty of room for everyone with the upper level consisting of open plan kitchen, dining, living area leading out onto a north east facing balcony plus the main bedroom complete with ensuite and a single bedroom or office. Downstairs there are two further double bedrooms plus bathroom and a double garage. There is also space for additional off-street parking. Being fully insulated and double glazed this makes for a snug and cosy living environment especially as we approach the winter months. As well as the schools mentioned previously this property is also zoned for Hamiltion Girls & Hillcrest High Schools plus provides easy access to the central city area and Waikato University. This unit which is available for immediate possession will appeal to those looking for a central city base, retirees, downsizing, investors, singles & the professional couple. Ring Gavin now on 0272293096 for an appointment to view

Rateable value	$540,000
Rates	$2,665.43

