



📍 46D York Street, Hamilton East

5 bedrooms, 1 bathroom, 1 car, 2 storage

VENDOR DEMANDS A SALE! Bring an offer and let's talk!

This modern brick townhouse is located in a prime position in Hamilton East/Hillcrest. Close proximity to Waikato University, great schools, and local conveniences make it ideal as either an investment property or for a family wanting to own "in the zone"!

Zoned for several highly regarded schools including Knighton Normal School, Peachgrove Intermediate, and Hamilton Boys' and Girls' High Schools, the kids will be set for schooling of all ages!

There is space for everyone with 5 bedrooms, 2 bathrooms, a guest toilet, and the bonus of a 6th studio room! Allocated parking and a private courtyard are other handy conveniences. Healthy homes compliant and currently rented for \$650 per week - Rental Appraisal \$680 to \$710pw

Floor size 128 m²
Rateable value \$670,000
Rates \$2,774.39



Don't miss this chance to "own in the zone"! Bring an offer and let's talk!

Copy and Paste the link into your browser to download the property files:

<https://www.propertyfiles.co.nz/property/747550003>

Contact Tom or Babak for more information or to arrange a private viewing.
 *Viewing by appointment only.



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