Lugtons

Your home is worth more with Lugton's

4A Cotton Street, St Andrews

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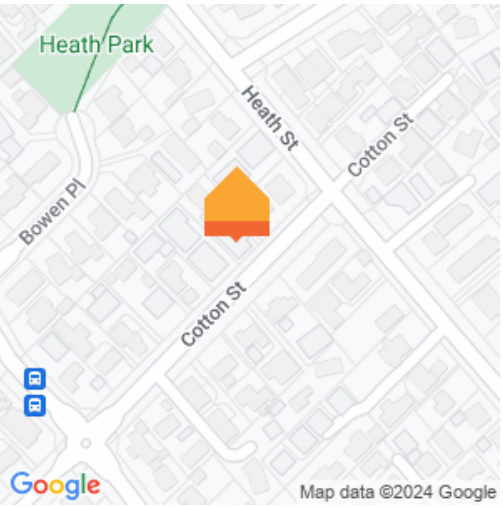
Here's one of those fantastic turn-key rental opportunities that don't come up very often. Housing NZ lease in place until 2022. They take care of all the tenancy and management, while you just sit back and reap the rewards. Currently returning $1599. 00 per month with the next rent review scheduled for 25th February 2018. The property presents as a very tidy 3 double bedroom brick family home. Featuring Aluminium Joinery throughout, separate main living, full bathroom with separate toilet and laundry. Plus there's the convenience of Gas Hot water as well as a new wall mounted Gas Heater. The rear own title 542sq/m site is fully fenced, very private and includes a large double garage plus extra off street parking and located in a sought after area, close to great schooling, shopping and major commuter and bus routes. Hamilton is experiencing huge growth and demand over the next 10 years with major projects such as 2 x inland distribution ports, major warehousing and industrial at the Hamilton Airport, the largest hospital campus in the southern hemisphere and many large manufacturing and warehousing constructions underway in The new Te Rapa North industrial area's. The fixed lease still has 5 years to run and will come to term during a period of continued growth for the city. This a fantastic turn-key hassle free investment opportunity, so enquire today for further information.

Land area	542 m²
Rateable value	$440,000
Rates	$2,444.00