



## 11a Greensboro Street Hamilton East

### Investors Dream!

Investors this is a 'no-brainer' Yes guaranteed return, no down time, only a few hundred metres from the university so yes top location for students, has mature tenants, sunny with great views, modern, spacious, low maintenance, easy care and on the market for less than the RV!

Main features include 5 double bedrooms (2 on ground floor, 1 on 1st floor and 2 on top floor), 2 bathrooms, 3 toilets, huge open plan living area that opens out onto sunny North facing balcony, 2018 NEW dishwasher, high speed fibre and gas cook-top/oven installed in modern kitchen, Infinity Gas hot water, heat pump, great views, warm, a huge double garage with laundry and internal access.

5  2  2 

**FOR SALE**

\$580,000

**VIEW**

[pinnacle.ljhooker.co.nz/20JHQ5](https://pinnacle.ljhooker.co.nz/20JHQ5)

**CONTACT**

**Lynda Lee** 021 309 216

**LJ HOOKER PINNACLE | ROYAL OAK**

(09) 625 8007

Call me to arrange your private viewing or to receive the full Information Pack,  
Lynda Lee: 021 309 216, 07 843 3388, lyndalee.hamilton@ljhp.nz or visit my  
website [www.lyndalee.co.nz](http://www.lyndalee.co.nz)

RV \$590,000

Total Rates \$2497-87 per annum

Rent Return \$32,240 per annum with increase due in February 2020

## More About this Property

<b>PROPERTY ID</b>	20JHQS
<b>PROPERTY TYPE</b>	Residential
<b>HOUSE SIZE</b>	187.00 m <sup>2</sup>
<b>INCLUDING</b>	Air Conditioning, Toilets (3), Close to Schools, Close to Shops, Close to Transport, Secure Parking, Terrace/Balcony
Licensed Real Estate Agents (REAA2008)	



### LJ Hooker Pinnacle | Royal Oak - Real Estate Associates Ltd

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