

Act Fast - Only 4 of 18 Affordable Units Left!

8/423 Dey Street
Hamilton East



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T&H
Terry Ryan & Heather Whyte
Real Estate

 **Lugtons**



About the Property

2 BED | 1 LIVING | 2 BATH

8/423 Dey Street
Hamilton East

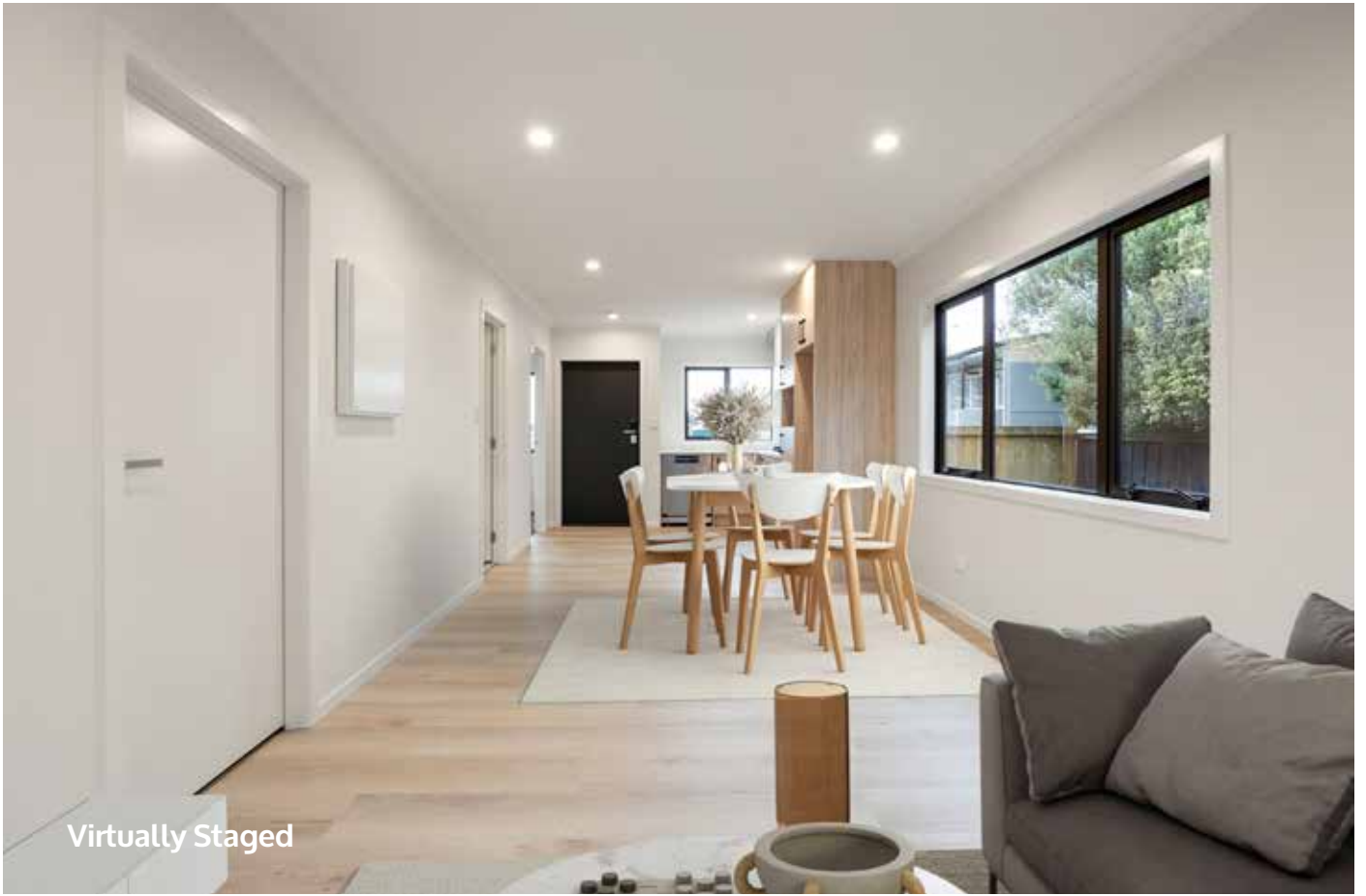
Discover an unbeatable opportunity to own a brand-new home in the heart of Hamilton East. Whether you're a first-time buyer looking for value, a savvy investor, or someone ready to downsize into a low-maintenance lifestyle, these modern units offer everything you need at an exceptional price.

These homes feature two spacious bedrooms, including a master with an ensuite, plus a well-designed main bathroom with an in-unit laundry for added convenience. The open-plan living, dining, and kitchen area is fitted with premium Bosch appliances and stylish stone benchtops, offering a modern touch with the practicality you need. Stay comfortable year-round with a heat pump, and enjoy a private outdoor area -perfect for relaxation or morning coffee. A dedicated parking space completes the package.

Located just minutes from Waikato University and essential amenities, this is an ideal location for students and families alike. Parents, this is a fantastic investment opportunity for those with children attending university. Why pay rent when you can secure an asset?

Even better, these homes are zoned for the highly sought-after Hamilton Boys' High and Hamilton Girls' High, ensuring your children access to some of the best schools in the area.

With only 4 units still available, this is an opportunity you don't want to miss. These properties are priced to sell, and at this price, they won't last long. Contact Kirn Parmar 027-854-7722 or Terry Ryan 021-909-978 for more information.













Legal Description

TBA

Chattels

- Cooktop
- Underbench Oven
- Rangehood
- Dishwasher
- Light Fittings
- Fixed Floor Coverings
- Heat Pump
- Heated Towel Rails x 2
- Bathroom Extractor Fan
- Bathroom Mirrors
- Washing Machine Taps



Local Schools

- Hamilton East School
- Marion Catholic School
- Peachgrove Intermediate School
- Hamilton Boys High School
- Hamilton Girls High School
- Sacred Heart Girls' College
- St John's College

Local Conveniences

- Waikato University
- East Link Sports
- Clyde Park
- Galloway Park
- Innovation Park
- Hamilton East



Meet your sales consultant

Terry Ryan

☎ 021 909 978

✉ terry.ryan@lugtons.co.nz

In the 16 years Terry has been involved with Lugton's Hamilton's most iconic Real Estate Company, Terry has received numerous awards, including being the No 1 Top Residential Salesperson at Lugton's for the last eight years and ARERA Australasian Real Estate Agent of the year for 2012/2013/2014. These awards reflect the successes of his clients and are a measure of the results they have received. These results come from the personal interest Terry takes in every property he is entrusted with.

Your property is not just another listing; it is something you have worked hard for, cared for, and no doubt has a special significance to you. Accordingly, Terry will ensure it is marketed to receive maximum exposure and attract the best price the market has to offer.



Meet your sales consultant

Kirn Parmar

☎ 027 854 7722

✉ kirn.parmar@lugtons.co.nz

Hi, I'm Kirn Parmar. I moved from Toronto, Canada to Hamilton, New Zealand to focus on a better life balance for me and my family. I have fallen in love with this city and am very proud to call Hamilton my 'home'. My academic qualifications are in both accounting/finance and software programming. My mixed background has provided me with excellent communication and negotiation skills. I have always had a passion for Real Estate and the opportunities/significance it can have for people's lives, whether it be creating your family's foundation or building on future investments.

I value the benefits of working on a team as opposed to an individual agent working in isolation. I am privileged to be part of Terry Ryan's reputable team at Lugtons Real Estate, which supports the same work ethics and values as my own. I look forward to helping you in any way that I can.

Rental Appraisal

8/423 Dey Street
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I have assessed this property on the 10th October 2024 and advise that the expected weekly rental return would be approximately.

\$525 - \$550

Please note this appraisal has been compiled with information sources regarding market rentals at the date of this appraisal. As rental values vary regularly depending on supply and demand, it is important to note that this is our considered opinion only as to the value and not a guarantee of rental income. Please do not hesitate to contact me if you require any further information

Yours faithfully,

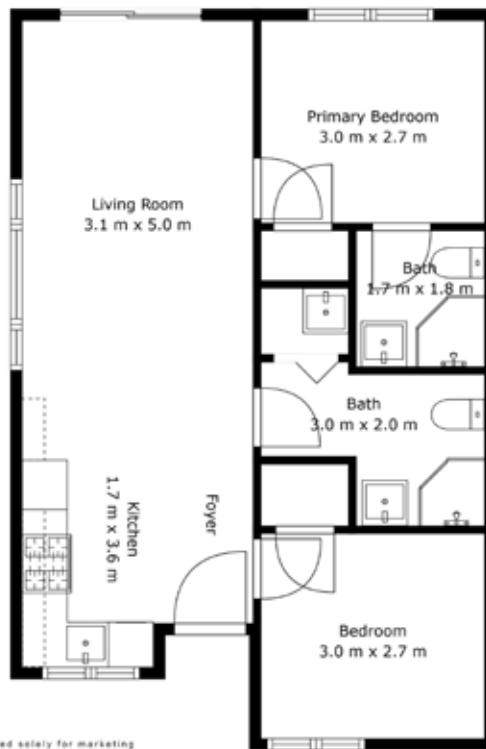
Yvette McLean
Property Manager
027 278 8257

Property Management
by  **Lugtons**



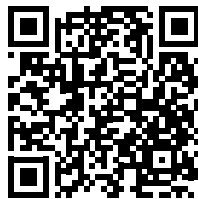
423 Dey Street 18

Total Floor Area: 55 sq.m APPROX.



 inHouse

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