

CBD Apartment with River Views

7/20 Tisdall Street
Hamilton Central



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About the Property —

Discover urban sophistication with this beautifully appointed top-level 2-bedroom apartment, offering stunning river views and a spacious outdoor balcony for seamless indoor-outdoor living. Nestled in the heart of Hamilton CBD, this apartment provides the ultimate in convenience and relaxation. Whether you're enjoying morning coffee with a tranquil river backdrop or unwinding after a busy day, the views will always captivate.

With easy access to the serene Waikato River walks, you'll have the perfect escape right on your doorstep. Ideal for a lock-up-and-leave lifestyle, this apartment is also a fantastic option for an Airbnb rental, thanks to its prime location and proximity to key amenities.

This apartment is located within excellent school zones, including Hamilton Boys' High and Hamilton Girls' High, making it a great choice for those seeking a balanced, well-connected lifestyle. And when you're ready to dine out, you're just steps away from some of Hamilton's most popular restaurants, including the acclaimed Chim Choo Ree, Mr Pickles, Gothenburg, and Palate, each offering a delightful culinary experience to suit every taste.

Convenience is key, with close proximity to the Hamilton East Made Market, where you can enjoy fresh produce and a vibrant community atmosphere. Plus, you're just a short commute away from Waikato Hospital, making it perfect for healthcare professionals or anyone seeking a central, well-connected base.

Additional features include 1 covered carpark, keyless entry for added security and convenience, and the peace of mind of living on the top level for a quieter and more private living experience.

Don't miss out on the opportunity to secure a piece of Hamilton's thriving CBD with incredible rental potential and a modern living experience.

Make this riverside apartment your home or investment today!







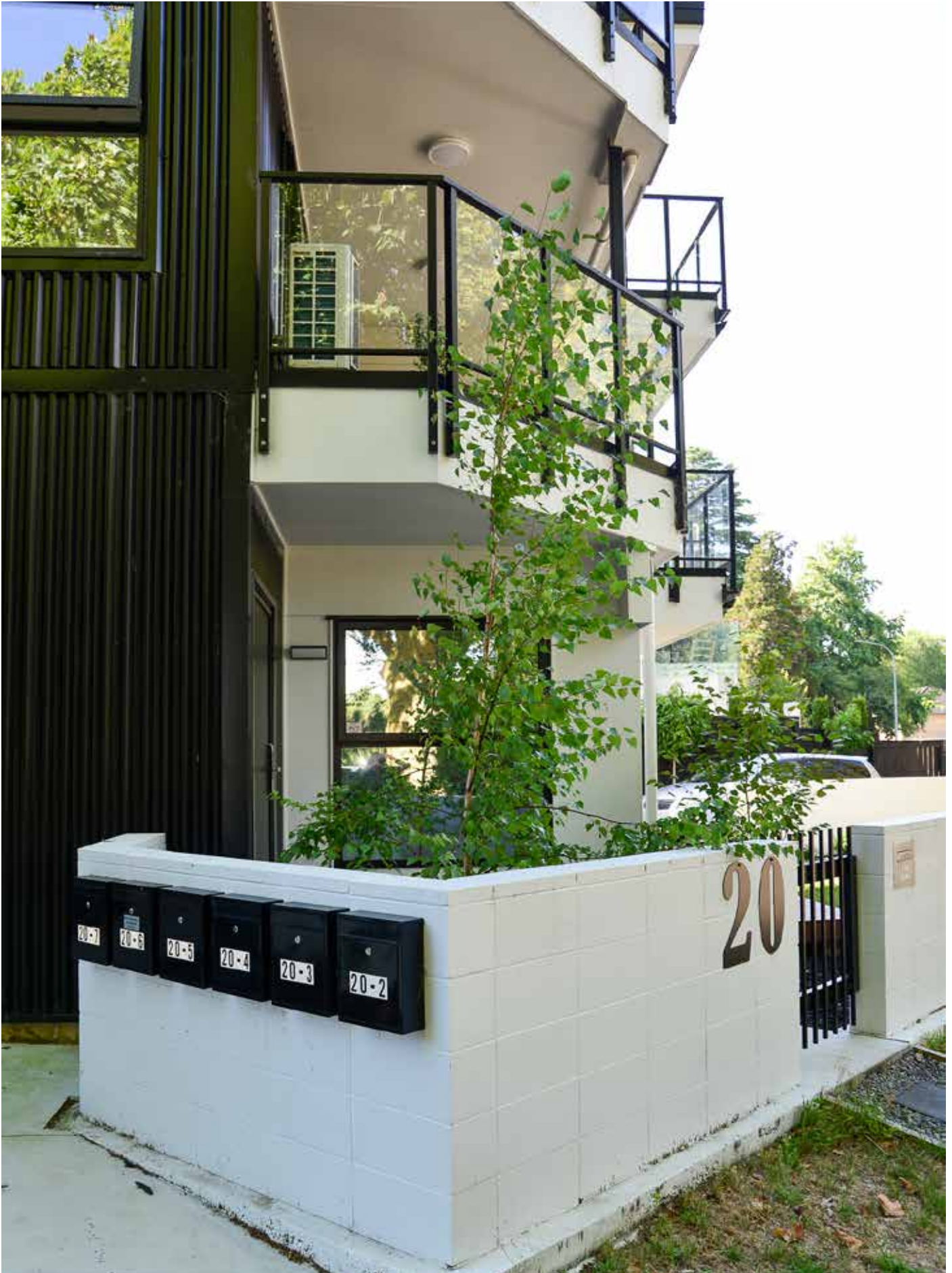










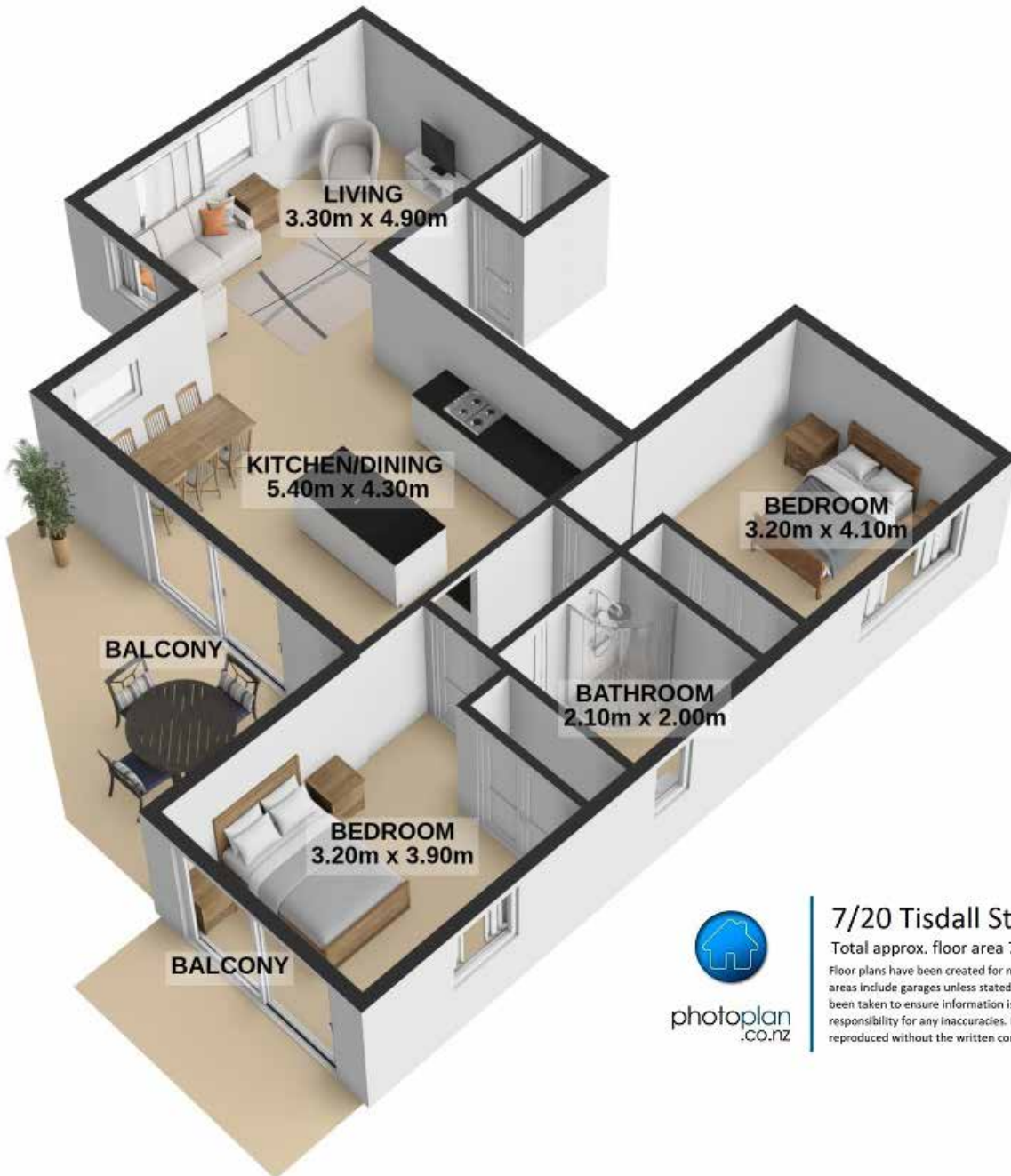












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7/20 Tisdall Street

Total approx. floor area 74.0 sqm

Floor plans have been created for marketing purposes only. Floor areas include garages unless stated otherwise. Whilst all care has been taken to ensure information is correct, we do not take responsibility for any inaccuracies. Floor plans cannot be reproduced without the written consent of Photo Plan.

Additional Information —

Legal Description

Legal Lot	Unit 7 Au 7P
Legal DP	DP 595797
Record of Title	1150396
HCC Rates	\$3182
WRC Rates	\$586
Year Built	2023
Body Corp	\$2922.86

Note: Body Corp Fee includes Insurance, Administration and Maintenance levy as of 20/03/2024

Local Schools

Marian Catholic School
 Hamilton West School
 Hamilton Boys' High School
 Hamilton Girls' High School
 Sacred Heart Girls' College

Local Conveniences

Hamilton CBD
 Waikato river walks
 Main arterial routes
 Chim Choo Ree

Chattels

Gas Cooktop	Heated Towel Rail
Underbench Oven	Fixed Floor Coverings
Rangehood	
Dishwasher	
Heat Pump	



Rental Appraisal —

7/20 Tisdall Street Hamilton Central

2 BED | 1 LIVING | 1 BATH

I have assessed this property on the 28th February 2025 and advise that the expected weekly rental return would be approximately.

\$650–\$675

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**



Heather Whyte

027 239 2751 heather.whyte@lugtons.co.nz

Award winning agent Heather has a passion for matching people with property they fall in love with. "I take the time to really listen and understand your wish-list so we can find your perfect home". This genuine enthusiasm, combined with her excellent sales and management background, has seen Heather rocket to Double Diamond achiever and Sales Manager in just a few short years.

Heather doesn't stop at simply listing your property. She offers excellent advice around the presentation of your home and has a solid network of contractors to ensure you are working together to achieve the best possible price. Her experienced eye for renovation also helps people to imagine a property's potential when on the home hunt.



Brooklyn Hayde

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Brooklyn is driven by a passion for precision and a steadfast commitment to unbiased service. She understands that purchasing a home is a monumental decision, and she approaches each transaction with the dedication it deserves. Listening attentively to her clients' needs, preferences, and concerns, she ensures that every step of the process is meticulously tailored to meet their unique requirements.



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