



## Claudeland, 4/11A Union Street

### "Do Up" Opportunity!

Grab your tool belt, paintbrush and use your DIY skills to transform this 3 bedroom, 2 toilet unit back to its former glory and profit from your work. Perfect project for 1st home buyers or investors. Set back from the road in a sought-after location close to Claudeland's Event Centre, CBD, bus routes and zoned for both Hamilton Boys and Hamilton Girls High School.

My instructions are clear SELL!

Disregard any online price estimates, this is a "Do Up"

A full information pack is available.

Call me today because tomorrow might be too late.



**For Sale**

By Negotiation

**View**

[ljhooker.co.nz/H5HYU](http://ljhooker.co.nz/H5HYU)

**Contact**

**Aaron Davey**

027 252 0077

[aaron.davey@ljhooker.co.nz](mailto:aaron.davey@ljhooker.co.nz)



**Disclaimer:** All information contained therein is gathered from relevant third parties sources.

We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

**LJ Hooker Hamilton City**

(07) 834 1161

Specialist Marketing Limited

## More About this Property

Property ID	H5HYU
Property Type	Unit
House Size	110 m <sup>2</sup>
Including	Toilets (2)
Licensed Real Estate Agents (REAA2008)	

**Aaron Davey 027 252 0077**

Principal / Managing Director / Salesperson | [aaron.davey@ljhooker.co.nz](mailto:aaron.davey@ljhooker.co.nz)

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