



## Matamata, 26 Gladstone Road

Excellent Investment Opportunity With Five Incomes

- 330 m2 Floor Area (approx.)
- 1,300 m2 Land Area (approx.)
- Fully Occupied/Tenanted
- Current Rental Return of \$86,840 Gross P/A (approx.)

An easy choice for an investor, this tidy complex of five units is fully occupied and located close to town. Good solid investment consisting of brick exterior, some aluminium joinery and a relatively new roof. Good off street parking with three carports for units 1,2 and 5. The configuration comprises of the front and rear units consisting of two bedrooms. Units 2,3 and 4 having one bedroom each. The section is fenced and low maintenance with two entrances.

Overall internally the units are in good condition, units 1,2 and 5 have been



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**For Sale**  
Negotiation

**View**  
[ljhooker.co.nz/KCSHRI](https://ljhooker.co.nz/KCSHRI)

**Contact**  
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**LJ Hooker Matamata**  
**07 888 5677**

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modernised with units 3 and 4 perhaps in need of a little TLC. Therefore giving scope to increase your return on investment.

Blocks of units of this calibre and construction are rare so it's a great opportunity for the astute investor to add this substantial offering to their portfolio.

## More About this Property

<b>Property ID</b>	KCSHR1
<b>Property Type</b>	Unit
<b>House Size</b>	330 m <sup>2</sup>
<b>Land Area</b>	1300 m <sup>2</sup>

**Licensed Real Estate Agents (REAA2008)**

### **Vicki Tyler 021 509 876**

Sales Consultant | Vicki.Tyler@ljhooker.co.nz

### **Zailie Edwards 027 864 8604**

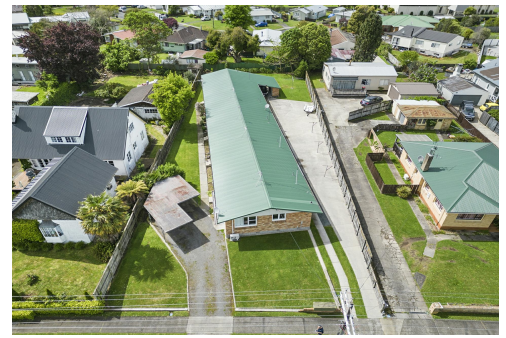
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