



## Silverdale, 36 Sheridan Street

Twice the Potential, One Relocating Seller!

Serious motivation here - the seller is relocating and needs this property sold. Clear instructions to achieve a result.

Buy it on its own or together with neighbouring 36a Sheridan Street - side-by-side titles like these rarely come available.

One of two attached brick units, with a fixed-term tenancy is in place until 2026.

Zoned for Hillcrest High School and with handy access to the university, city connections, parks, and shops, it's a secure, low-maintenance investment.

Deadline Sale closing 1pm Wednesday, 9th July (unless sold prior).

The seller wants this sold - relocation is underway.



**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.



**For Sale**  
Deadline Sale (unless sold prior)

**View**  
Sun 6th Jul @ 11:45AM - 12:15PM

**Contact**  
**Kylie Johnston**  
027 228 2261  
kylie.johnston@ljhooker.co.nz

**LJ Hooker Hamilton City**  
(07) 834 1161  
Specialist Marketing Limited

Call Kylie today on 027 228 2261 for the full info pack including a LIM Report, or to arrange a viewing.

WeChat: wxid\_1ea6or3h1xrb22

## More About this Property

|   |       |
|---|-------|
| <b>Property ID</b>                            | PTHYU |
| <b>Property Type</b>                          | House |
| <b>Licensed Real Estate Agents (REAA2008)</b> |       |

**Kylie Johnston 027 228 2261**  
Salesperson | [kylie.johnston@ljhooker.co.nz](mailto:kylie.johnston@ljhooker.co.nz)

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