



1/1 Brooklyn Road Claudelands

Location Is Everything!

RAY & CHRISTINE

A decade of **selling**, a decade of **results**.

Titanium
ACHIEVER



Lock Up & Leave

Location is everything, and this Claudelands townhouse delivers exceptional convenience. Positioned less than 10 minutes from Hamilton's CBD, with the Claudelands Event Centre, the University of Waikato, and Ruakura Inland Port all nearby, it offers a connected, low-maintenance lifestyle ideal for professionals, academics, investors, and downsizers. A rare double internal-access garage adds outstanding practicality, while sought-after zoning for Hamilton Boys' High School and Hamilton Girls' High School further enhances its appeal. This is a location that combines everyday convenience with long-term value.



Property Information

Legal description: An Estate in Stratum in Freehold being Principal Unit 1 DP 489205

Certificate of Title: 703343

CV \$560,000

LV \$275,000

IV \$285,000

HCC Rates
\$3,441.95pa

EW Rates
\$525.26pa

Body Corporate Fees
\$3,234.51 pa

Chattels

- Dishwasher
- Fixed Floor Coverings
- Garage Door Opener
- Heated Towel Rails x2
- Light Fittings
- Heat Pump
- Rangehood
- Cooktop
- Wall Oven
- Smoke Detectors
- Bathroom Extractor Fans x2

Rental Appraisal

\$550.00 - \$580.00 pw

A decade of [selling](#), a decade of [results](#).

Let's
Talk 

Ray Mitchell | 021 990 413 | ray.mitchell@harcourts.co.nz
Christine Willis | 027 551 2734 | christine.willis@harcourts.co.nz

This document has been prepared to assist solely in the marketing of this property. We do not take responsibility for any inaccuracies. Accordingly all interested parties should make their own enquiries to verify the information.

