

7/74 HANSONS LANE, ILAM, CHRISTCHURCH



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Easy hands off Investment -

Easy hands off Investment. Looking for an easy investment/cash conversion, then look no further than this fully managed, 5 bedroom, two bathroom townhouse. Situated close to Canterbury University where demand for student accommodation is always high.

5 Double Bedrooms, two bathrooms, laundry area under stairs, open plan lounge dining kitchen area. Newly painted in 2022 and has new carpet. The townhouse has two carparks. There are many visitor car parks.

This is student accommodation in a student accommodation complex. The complex has an on site manager. All exterior maintenance is carried out by the body corporate. Wi Fi is included in the Body Corp fees.

The rental of the townhouse is managed by Knight Whittle Property management. Rental term, Fixed Tenancy till the 9th September 2024. Rental \$700 per week. Complies with the Healthy Homes Act. TC1 land.

All maintenance is carried out by either the Body Corp or my property manager. So I just relax, and get the money.

Rental increases every year with anticipated rental for 2024 to be between \$900 to \$1000 per week.

20% Trade : **NZ\$520,000 (Cash) | NZ\$130,000 (Trade)**

\$650,000.00

Contact Maurice Harvey for further enquiries: 021 907 687



5 bed



2 bath



bartercard