



Roseland Park

FOR SALE

Unit 48

Bright, Sunny, 2 x Bedroom,
Study, 1.5 Bathroom, NW Facing
Corner Unit

Asking \$699,000

ROSELAND PARK VILLAGE

18 FOX ST, HAMILTON EAST

Ph: 021 449 147

Manager@roselandpark.co.nz



FEATURES

- Sunny Northwest facing front deck includes archgola
- Very light unit situated on Corner Site
- Private Back patio
- 2 Bedroom
- Study
- Ensuite & Guest Toilet
- Open plan kitchen, dining room and lounge
- Plenty of Storage
- Single Garage, includes laundry
- Solar power helps reduce that power bill





Built in 2019, this 111 sq meter, 2 x Bedroom and Study, ensuite and guest toilet is now available for application for the second time since built.

With change of circumstances, the current owners are moving. Spend your days relaxing on the sun-drenched patio or the warmth of the north facing sun nook.

Open plan living allows you to entertain guests with ease over multiple seating areas, and two bedrooms and guest toilet allow room to have your guests stay. Having a large single garage with laundry and storage gives your plenty of space as well as parking.

Roseland Park is a developed independent living village, with an active residents committee and a variety of events and activities to participate in from fitness to crafts, cards, bingo and loads more.

Unlike other retirement communities, at Roseland Park, our unique capital gains model let you share in the future value of your home. So, invest in your future with confidence, knowing you are building equity in your home, all while enjoying the benefits of an active gated community with safety and peace of mind, top of mind.

Please Note:

- \$851.81* Monthly Operational Fee
- \$50.00* per month LTM Fee
- Chattels are negotiable with occupier
- Refurbishment is to be done
 - * as at 23/3/2026



















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