

Estate Sale

96 Lake Road
Frankton



Terry Ryan
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Heather Whyte
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About the Property —

Offered to the market as an estate sale, this much-loved 1920s character home presents an outstanding do-up or development opportunity in a highly convenient location. With clear instructions that it must be sold, this is your chance to secure a property packed with potential.

Set on a generous family-sized 645sqm section, the home retains its original charm and proportions, featuring three bedrooms and spacious living areas ready for renovation, restoration, or reimagining. Fibre is already connected, bringing modern convenience to this classic residence.

Outside, you'll find single garaging plus valuable off-street parking — a rare bonus this close to the city.

Location is a standout. You can stroll to the Hamilton CBD, beautiful Hamilton Lake, and nearby schooling options. The property is also zoned for the highly sought-after Hamilton Boys' High School and Hamilton Girls' High School.

Adding even more appeal, the adjoining property at 3 Queens Avenue, Frankton is also for sale on a 675sqm section, presenting a rare opportunity for developers and land bankers to secure two rare sites.

Whether you're looking to renovate, rebuild, develop, or invest — opportunities like this, in this location, are increasingly hard to find.

















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96 Lake Road

Total approx. floor area 113.3 sqm

Floor plans have been created for marketing purposes only. Floor areas include garages unless stated otherwise. Whilst all care has been taken to ensure information is correct, we do not take responsibility for any inaccuracies. Floor plans cannot be reproduced without the written consent of Photo Plan.

Additional Information —

Legal Description

Legal Lot	5
Legal DP	DP 10652
Record of Title	SA262/195
Land Area	644m ²
HCC Rates	\$3657.60
WRC Rates	\$591.52
Year Built	1920

Local Schools

Hamilton Girls High School
 Hamilton Boys High School
 Whitiora School
 Hamilton West School
 St Columbas Catholic School

Local Conveniences

Hamilton Lake
 Frankton Village cafes & amenities
 Verandah Cafe
 Seddon Park
 Hamilton CBD
 Waikato Hospital

Chattels

Stove	Heat Pump	Clothesline
Fixed Floor Coverings	Curtains	
Light Fittings	Drapes	



Rental Appraisal —

96 Lake Road Frankton

3 BED | 1 LIVING | 1 BATH | 1 CAR

I have assessed this property on the 19 February 2026 and advise that the expected weekly rental return would be approximately.

\$540–\$560

Please note this appraisal has been compiled with information sources regarding market rentals at the date of this appraisal. As rental values vary regularly depending on supply and demand, it is important to note that this is our considered opinion only as to the value and not a guarantee of rental income. Please do not hesitate to contact me if you require any further information

Yours faithfully,

Yvette McLean
Property Manager | 027 278 8257



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Meet The Team —



Terry Ryan

021 909 978 terry.ryan@lugtons.co.nz

Achieving Supreme Double Diamond has nothing to do with luck, but has everything to do with market knowledge, experience, commitment and a determination to ensure clients achieve the best possible result.

In the 16 years Terry has been involved with Lugton's Hamilton's most iconic Real Estate Company, Terry has received numerous awards, including being the No 1 Top Residential Salesperson at Lugton's for the last eight years and ARERA Australasian Real Estate Agent of the year for 2012/2013/2014. These awards reflect the successes of his clients and are a measure of the results they have received. These results come from the personal interest Terry takes in every property he is entrusted with.



Heather Whyte

027 239 2751 heather.whyte@lugtons.co.nz

Award winning agent Heather has a passion for matching people with property they fall in love with. "I take the time to really listen and understand your wish-list so we can find your perfect home". This genuine enthusiasm, combined with her excellent sales and management background, has seen Heather rocket to Double Diamond achiever and Sales Manager in just a few short years.

Heather doesn't stop at simply listing your property. She offers excellent advice around the presentation of your home and has a solid network of contractors to ensure you are working together to achieve the best possible price. Her experienced eye for renovation also helps people to imagine a property's potential when on the home hunt.



Brooklyn Hayde

021 283 8222 brooklyn.hayde@lugtons.co.nz

Brooklyn is driven by a passion for precision and a steadfast commitment to unbiased service. She understands that purchasing a home is a monumental decision, and she approaches each transaction with the dedication it deserves. Listening attentively to her clients' needs, preferences, and concerns, she ensures that every step of the process is meticulously tailored to meet their unique requirements.



Emma Bland

022 161 8657 admin.terryryan@lugtons.co.nz

Emma brings over eight years of experience in the real estate industry, both as a salesperson and an assistant. She is a licensed real estate agent and holds a bachelor's degree in Communications with a focus in Public Relations.

Emma acts as the central hub for communication, scheduling, and client support, allowing our agents to focus on what they do best: helping clients buy and sell homes. With a passion for organisation and a sharp eye for detail, Emma ensures that every transaction moves forward seamlessly - from listing paperwork to closing day. She believes that open communication and a positive environment are key to success, often going the extra mile to ensure everyone stays informed and engaged.

After a short break away, we have embraced the return of Emma back to our team. Known for her bubbly personality, strong work ethic, and outstanding organisational skills, Emma is a valuable asset to Team Terry and Heather.



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