

Estate Sale with Endless Potential

3 Queens Avenue
Frankton



Terry Ryan

Sales Consultant

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Heather Whyte

Sales Consultant

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About the Property —

Unlock the possibilities at 3 Queens Avenue — a classic 1920s character home offered to the market as an estate sale. Brimming with original charm and set on a generous private 675sqm established section, this spacious property presents a rare opportunity to renovate, flip, landbank, or explore development potential (subject to council approval).

Inside, the home features three double bedrooms, a family bathroom, and generous living areas that reflect the solid proportions of its era. While it's ready for a refresh, the bones are here to create something truly special.

Positioned in a highly convenient central location, you'll enjoy easy access to the Hamilton CBD, scenic walks around Hamilton Lake, and nearby schooling options including zoning for both Hamilton Boys' High School and Hamilton Girls' High School. Add in single garaging and a private, leafy setting, and the fundamentals are all here.

Further enhancing the opportunity, the adjoining property at 96 Lake Road (645sqm) is also being marketed — offering buyers, developers, or investors the chance to secure one or both sites.

Whether you're searching for a rewarding project or a strategic landholding in a premium location, this is a property with genuine upside and must-see potential.

















3 Queens Avenue

Total approx. floor area 157.5 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	3
Legal DP	DP 10652
Record of Title	SA263/175
Land Area	674m ²
HCC Rates	\$3981.38
WRC Rates	\$641.27
Year Built	1920's

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	Bathroom Extractor Fan	Curtains	Clothesline
Fixed Floor Coverings	Light Fittings	Smoke Detectors	Garden Shed
Blinds	Heat Pump	Drapes	



Rental Appraisal —

3 Queens Avenue 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.

\$550–\$570

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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