

Forever Young

113 Young Street
Te Awamutu



Terry Ryan

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

Heather Whyte

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

T&H

 **Lugtons**



About the Property

3 BED | 1 LIVING | 2 BATH

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Welcome to this charming, renovated three bedroom plus study, affordable home. Character features throughout include polished timber floors leading through a feature hallway to a spacious light-filled open plan living and dining area.

This delightful home boasts not one but two generous and stylish bathrooms, ensuring convenience for all. Upgrades abound including gas hot water, re-wiring and re-plumbed providing modern comfort and efficiency. Stay cosy year round with a choice of two heat pumps and wood burner complemented by a DVS ventilation system, perfect for airflow.

Freshly painted inside and out, this residence offers a near fully fenced easy-care section with own driveway and off-street parking.

Nestled in an established leafy street, enjoy the tranquility of a quiet area close to town. Don't miss this opportunity to make this house your home where comfort and style meet convenience and charm. Call Terry or his team to view today.











Legal Description

Lot 1 DPS 576441
Record of Title: 1076706
Land Area: 450m²
HCC Rates: \$2858.27
WRC Rates: \$306.46
Age: 1920-1929

Chattels

- Stove
- Dishwasher
- Light Fittings
- Water Filter
- Smoke Detectors x1
- Heated Towel Rails x2
- Fixed Floor Coverings
- Curtains
- Blinds
- Clothesline
- Garden Shed
- Mirrors
- Washing Machine Taps

Local Schools

Te Awamutu Primary School
Te Awamutu Intermediate
St Patricks Catholc School
Te Awamutu College
Waipa Christian School

Local Conveniences

Te Awamutu City Centre
Victoria Park
Te Awamutu Stadium
Te Awamutu Museum



The power of teamwork, the promise of results.

Two agents, one mission: to exceed your expectations in selling or buying property, we go the extra mile, earning your trust time and again.



Terry Ryan | 021 909 978

Heather Whyte | 027 239 2751

terryryan.co.nz





Terry Ryan

Sales Consultant

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.

Anyone could simply sell your property, but if you want to ensure you maximise the potential of one of your most significant assets and obtain what it is really worth you need:

- Expertise that comes with over 26 years of successful results
- Hundreds of satisfied clients
- An extensive database of potential buyers
- The backing of a team of dedicated professionals

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

Sales Consultant

027 239 2751

heather.whyte@lugtons.co.nz

"I entered Real Estate coming from a background of Sales and Hospitality Management. Over a 10 year period I enjoyed a successful sales career working with Blue Chip Corporates such as Lion Nathan and Coca-Cola Amatil. The training, high expectations and success I experienced with these two market leaders gives me the discipline and advantage to be on the front foot when it comes to selling, marketing and assisting you in your next property move."

My commitment to you...

I appreciate every client is unique in their requirements and I want to ensure that your experience in what can be a very stressful process is an experience you will look back at favourably.

I am fortunate to be working in an industry that brings together two of my passions: People & Property.

Results orientated. I will help you negotiate to get the best possible price when buying or selling.

Sales and marketing skills honed by my experience in the corporate world.

I can help you take the next step...

I can offer you a no-obligation current market appraisal of your home, including relevant information on recent sales within your area, current listings in your area and discuss different methods of sale; together we can find the best way to successfully market your home.





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Total approx floor area 120.3 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.



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