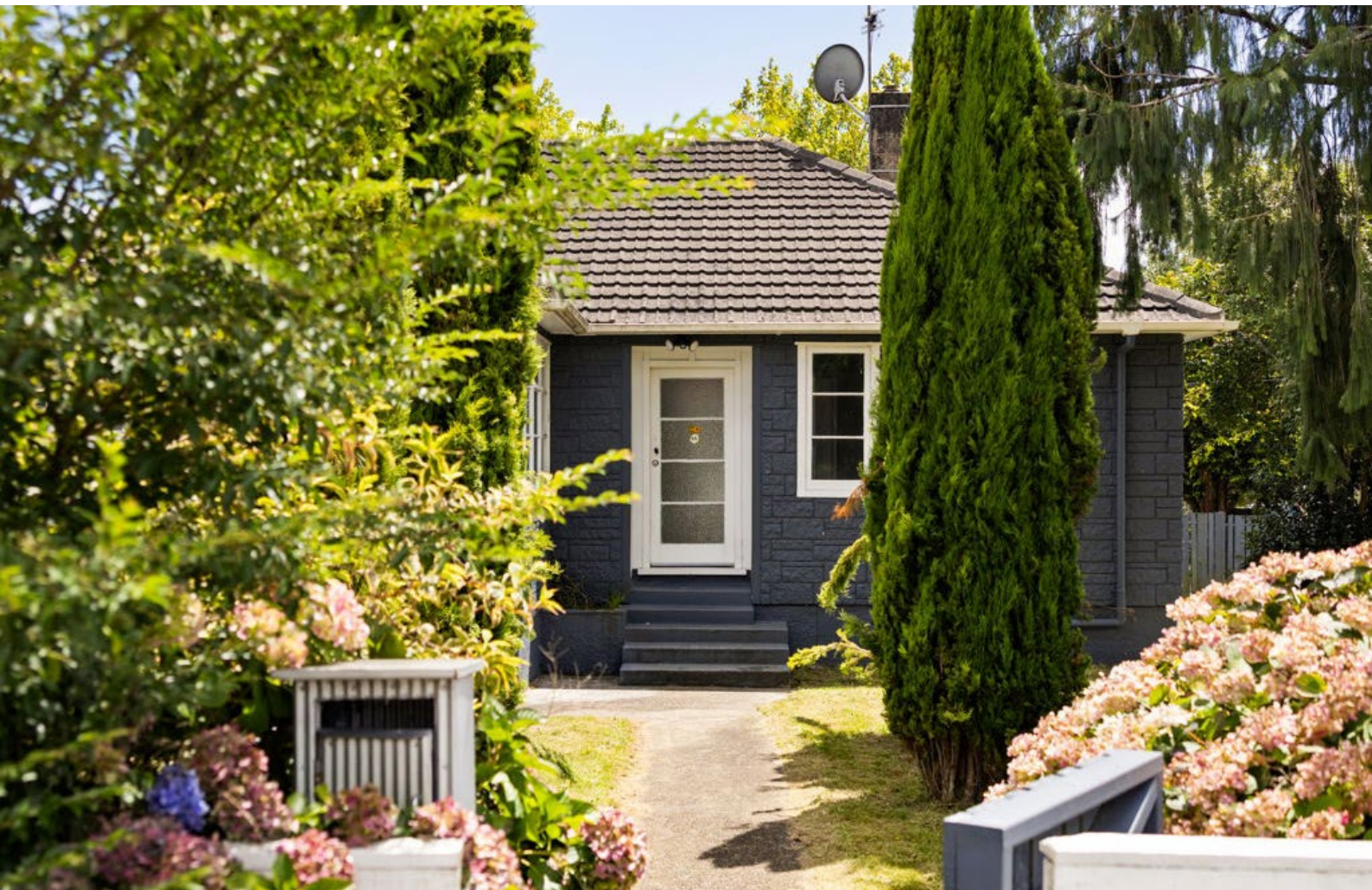


Home with Potential

42 Churchill Avenue
Maeroa



Heather Whyte

Sales Consultant

027 239 2751

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Terry Ryan

Sales Consultant

021 909 978

terry.ryan@lugtons.co.nz





About the Property —

42 Churchill Avenue is an excellent opportunity to step onto the property ladder.

Thoughtfully updated, the home includes a kitchen renovated several years ago with modern appliances, along with an upgraded bathroom, insulation, and carpet — allowing you to move in and enjoy. A separate laundry adds everyday convenience.

Generous bedrooms offer flexibility for families, flatmates, or working from home, with scope to add your own style over time. French doors open out to a deck ideal for relaxed barbecues and gatherings with friends and family.

Set on a 736m² corner section, there's excellent outdoor space with room for kids and pets, along with options for extra parking, a boat, or a caravan and summertime room for a pool. The Residential Medium Density zoning adds longer-term appeal for those thinking ahead.

Located close to Maeroa Intermediate School and positioned between Hamilton city centre and The Base, this is a convenient, well-connected location to begin your home-ownership journey.

Investor Insight: (subject to council approval)

Set on a 736m² corner section with Residential Medium Density zoning, 42 Churchill Avenue presents future-focused potential for investors or developers. The generous land size, corner positioning, and established location offer flexibility for long-term holding or possible development options. Positioned between Hamilton central city and The Base, with close proximity to Maeroa Intermediate School, this is a location that continues to attract strong tenant and buyer demand.













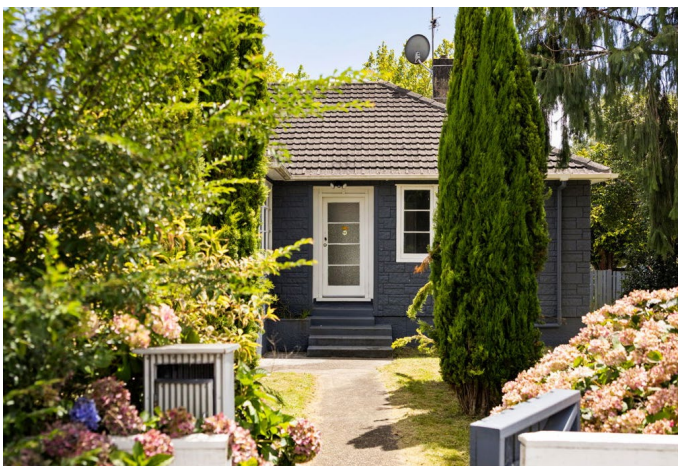




Additional Information —

Legal Description		Local Schools	Local Conveniences
Legal Lot	28	Forest Lake School	Minogue Park
Legal DP	DP 10747	St Peter Chanel Catholic School	Lake Rotokaeo Playground & Reserve
Record of Title	SA8C/402	Maeroa Intermediate	Waterworld
Land Area	736m2	Hamilton Junior High School	ProDrive Golf
HCC Rates	\$3131.46	Fraser High School	Hamilton City Netball
WRC Rates	\$508.20		Stadium Waikato
Year Built	1940's		Waikato River Trails
			Easy access to main arterial routes

Chattels			
Dishwasher	Fixed Floor Coverings	Light Fittings	Drapes
Stove	Rangehood	Heat Pump	Smart Vent (as is condition)



Rental Appraisal —

42 Churchill Avenue Maeroa

3 BED | 1 LIVING | 1 BATH | 1 CAR

I have assessed this property on the 14 January 2026 and advise that the expected weekly rental return would be approximately.

\$600–\$620

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



**Property
Management**
by  **Lugtons**

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





Meet The Team —



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.



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.



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.



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