

# Room For The Caravan, Boat & Trailer

10 Guildford Place  
Rototuna North



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**T&H**

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## About the Property

3 BED | 1 LIVING | 2 BATH | 2 CAR

**10 Guildford Place**  
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Welcome to 10 Guildford Place - a charming 3-bedroom, 2-bathroom brick residence that has been cherished by the current and only owners since 1997. This home is now ready for a new chapter. Situated on a spacious 704m<sup>2</sup> section with a 200m<sup>2</sup> floor plan, this home offers the perfect blend of comfort, convenience, and warmth, with ample room for relaxation and entertainment.

As you step inside, you'll notice the thoughtfully designed spaces, built to capture the sun throughout the day. The covered outdoor living area is a standout feature, perfect for barbecues and entertaining. This versatile space has hosted many family events with ease, offering a seamless flow between indoor and outdoor living. It's the ideal setting for summer gatherings, birthday parties, or just relaxing with friends.

Inside, the gas fireplace provides cozy heating for cooler evenings, while the gas infinity system ensures endless hot water for long, relaxing showers. The dining area boasts built-in cabinetry, adding elegance and functionality that complements the well-equipped kitchen - a personal touch by the vendors when they designed this lovely home.

Outside, the expansive property includes ample parking space for your boat, caravan, or trailer, catering to those with a sense of adventure. The current owners are ready to embrace their next journey, lifestyle living with the caravan getting ready for the travels to come, now it's your turn to start creating your own lasting memories in this beloved home. And not to forget - the garage is larger than the usual double garage - it's been the Man Cave for the last few decades where plenty of action happens here.

With a perfect balance of warmth, convenience, and versatility, this home is ideal for families, someone downsizing to 3 bedrooms, or anyone looking to enjoy a relaxed lifestyle in this Rototuna cul-de-sac.

Don't miss this opportunity - schedule your visit today and discover why this could be your new home.









## Legal Description

Lot 1	DP 79240
Record of Title:	SA63A/630
Land Area:	704m <sup>2</sup>
HCC Rates:	\$3353.37
WRC Rates:	\$675.05
Age:	1990's

## Chattels

- Rangehood
- Dishwasher
- Waste Disposal
- Wall Oven
- Cooktop
- Light Fittings
- Alarm
- Heated Towel Rails x 2
- Blinds & Drapes
- Fixed Floor Coverings
- Gas Heaters x 2
- Clothesline
- Washing Machine Taps
- Garden Shed
- Auto Garage Door & Remotes x 2
- Mirror
- Bathroom Extractor Fan



## Local Schools

Te Totara Primary School  
Hamilton Christian School  
Fairfield Intermediate School  
Rototuna Junior High School  
Rototuna Senior High School

## Local Conveniences

St James/Rototuna Shopping Centres  
Tauhara Park  
Local Cafes and Bars  
Countdown and New World Supermarkets  
Callum Brae Family Golf and Café

# Rental Appraisal

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I have assessed this property on the 8th May 2024 and advise that the expected weekly rental return would be approximately.

## \$680 - \$720

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**





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Terry Ryan | 021 909 978

Heather Whyte | 027 239 2751

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## Terry Ryan



### Sales Consultant

021 909 978 | [terry.ryan@lugtons.co.nz](mailto: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



## Heather Whyte



### Sales Consultant

027 239 2751 | [heather.whyte@lugtons.co.nz](mailto:heather.whyte@lugtons.co.nz)

**"With a decade of experience in real estate and four years as a Selling Office Manager, Heather has become a trusted figure in the industry. Known for her transparency, commitment, and empathy, she has built a loyal client base through her dedication, expert knowledge, and astute negotiating skills. Her approach to marketing is uniquely effective, drawing on her keen eye for interior design to present properties at their best. Her open communication style and enthusiastic nature create a great synergy with clients, focusing on a seamless process."**

My knowledge of the local market, combined with a background in sales, marketing, and business management, allows me to offer a comprehensive view of the buying and selling process. I listen attentively to my clients' needs and work tirelessly to meet their objectives. When you're ready to navigate the real estate market, I'm here to guide you. Let's work together to achieve your real estate goals.



## Kirn Parmar

### Sales Consultant

027 854 7722 | [kirn.parmar@lugtons.co.nz](mailto:kirn.parmar@lugtons.co.nz)

**"Welcome to my world of Real Estate! Driven by a passion for empowering people's lives through property, I'm dedicated to expertly guiding you through Hamilton's dynamic market. Whether you're building a family home or expanding your investment portfolio, I'm committed to making your dreams a reality."**

As a proud member of Terry Ryan's esteemed team at Lugtons Real Estate, I thrive on collaboration and synergy. Together, we share unwavering work ethics and values, ensuring you receive exceptional service and support.

Ready to unlock Hamilton's market potential? I'm here to make it happen. Let's embark on this journey together – your success is my top priority.



## Brooklyn Hayde

### Sales Consultant

021 283 8222 | [brooklyn.hayde@lugtons.co.nz](mailto:brooklyn.hayde@lugtons.co.nz)

**"Proudly born and raised in Hamilton, I carry a good understanding of the city and its vibrant communities. With great people skills and a love for property, my focus is finding what's right for you. Drawing from my background in grocery sales, I have developed an ability to work effectively with buyers, ensuring a seamless and rewarding experience."**

With a passion for precision and a commitment to unbiased service, Brooklyn is a dedicated buyer's specialist, striving to make your home buying journey smooth, seamless, and stress-free. Brooklyn understands that purchasing a home is one of life's most significant decisions. She takes the time to listen to your needs, preferences, and concerns, ensuring that every step of the process is tailored to meet your unique requirements.

# 10 Guildford Place

Total Floor Area: 200 sq.m APPROX.



*in*House

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