

# Next Chapter Starts Here

1 Sheriff Place  
Riverlea



**Heather Whyte**

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## About the Property —

Positioned proudly on a corner site within a private cul-de-sac, this is a location that truly delivers — peaceful, established and surrounded by lifestyle amenities. River paths, parks and cycleways are just moments away, along with the Riverlea Theatre, the Hamilton East MADE precinct, University of Waikato and Waikato Hospital. It's the perfect balance of tranquillity and convenience.

The layout offers genuine flexibility for modern living. With four bedrooms plus a study, there's space for growing families, while the separate rumpus/home office off the garage — complete with its own access — provides the ideal work-from-home setup, creative studio or private retreat for teenagers.

Families will appreciate zoning for Hillcrest Normal School, Berkley Middle School and Hillcrest High School — an education pathway known for its strength, continuity and long-term appeal.

Established gardens frame the home beautifully, creating privacy and a sense of space that allows you to enjoy city living without feeling overlooked. The double garage includes additional workspace for those weekend projects and practical storage needs.

Inside, the kitchen and bathrooms have been thoughtfully upgraded over the years. The kitchen features a stainless steel bench, while the living area is warmed by a gas fire — creating a welcoming heart of the home.

Opportunities in this tightly held Riverlea cul-de-sac are few and far between. If you've been waiting for the right location, the right school zones and a home with flexibility to grow into — this could be it.

















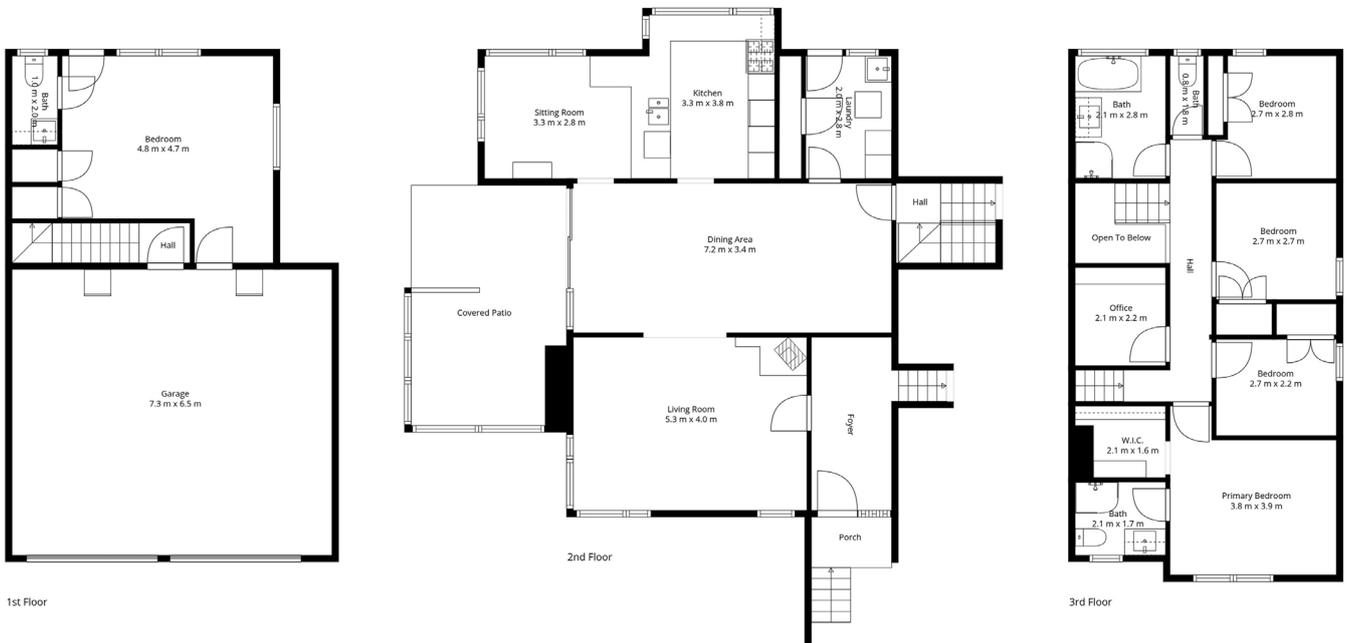






# 1 Sheriff Place

Total Floor Area: 240 sq.m APPROX.



*in*house

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## Additional Information —

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### Legal Description

<b>Legal Lot</b>	35
<b>Legal DP</b>	DPS 18252
<b>Record of Title</b>	SA16D/645
<b>Land Area</b>	625m2

### Local Schools

Hillcrest Normal School  
Hamilton Seventh Day Adventist School  
Marian Catholic School  
Berkley Normal Middle School  
Hillcrest High School  
Sacred Heart Girls College

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### Chattels

Gas Cooktop	Gas Fireplace	Burglar Alarm	Bathroom Extractor Fans x 2
Drapes	Heated Towel Rail x1	Bathroom Mirrors	Underfloor Heating in Kitchen (as is)
Rangehood	Washing Machine Taps	Auto Garage Door	
Dishwasher	Double Wall Oven	Blinds	
Light Fittings	Curtains		

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## Rental Appraisal —

# 1 Sheriff Place Riverlea

4 BED | 1 OFFICE | 2 LIVING | 2 BATH | 2 CAR

I have assessed this property on the 24 February 2026 and advise that the expected weekly rental return would be approximately.

# \$760–\$800

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](http://terryryan.co.nz)





## Meet The Team —



### Terry Ryan

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.

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](mailto: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](mailto: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](mailto: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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