

# New Sheriff in Town

4 Sheriff Place  
Riverlea



**Terry Ryan**

Sales Consultant

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## About the Property —

Beautifully renovated throughout, this impressive family home combines modern comfort, style, and space in one of Riverlea's most sought-after cul-de-sacs.

Step inside to discover a stylish near-new kitchen and modern fully tiled bathrooms, both designed with contemporary flair and functionality in mind. Offering four double bedrooms plus a study or fifth bedroom, there's room for everyone.

Families will love the two completely separate, generous living areas, providing flexible spaces for entertaining, relaxing, or accommodating a busy household. The home is thoughtfully upgraded with 80% double glazing, two ducted heat pump systems for year-round comfort, and new LED lighting throughout.

With a generous 240sqm floor plan spread over three levels, there's plenty of room to live and grow. The double internal-access garage ensures convenience, while the sunny, north-facing outdoor living area is ideal for enjoying long afternoons with family and friends.

Set on a family-sized 700sqm section in a friendly, private cul-de-sac, this location also offers excellent school zones and easy access to river walks and trails — the perfect balance of tranquillity and lifestyle.

4 Sheriff Place delivers the space, comfort, and quality your family deserves — all within one of Hamilton's most desirable neighbourhoods.







































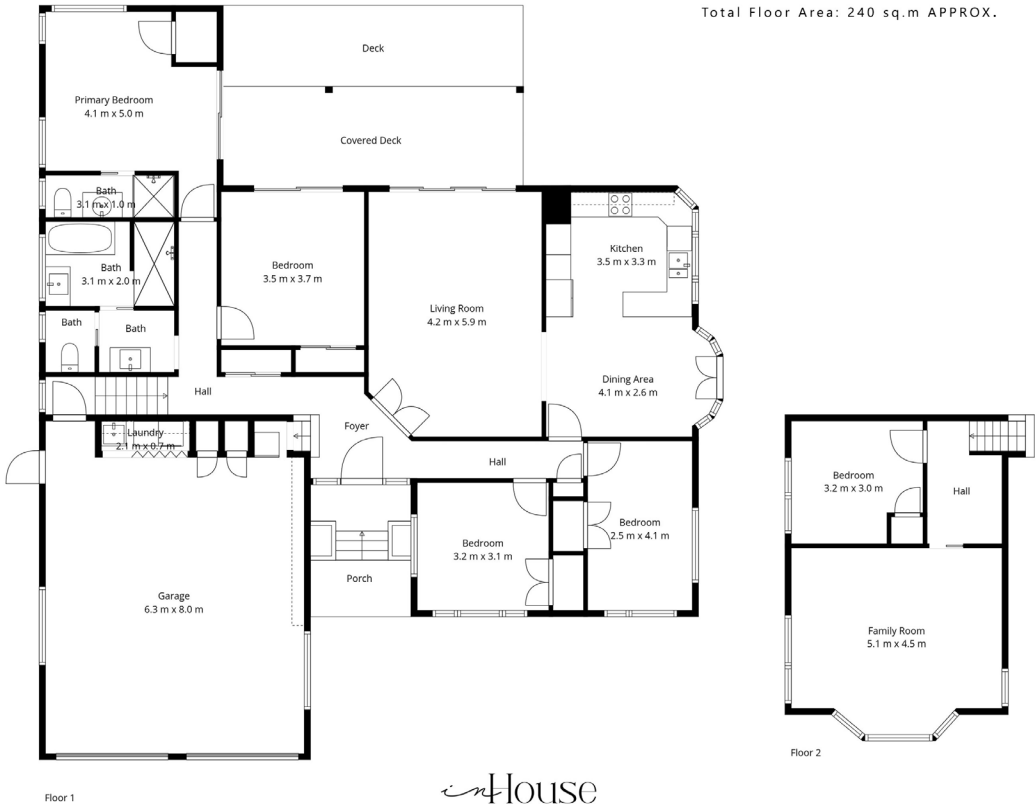






4 Sheriff Place

Total Floor Area: 240 sq.m APPROX.



inhouse

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Additional Information —

Legal Description		Local Schools	Local Conveniences
Legal Lot	1	Hillcrest Normal School	Hillcrest shops, cafes & amenities
Legal DP	DPS 42375	Berkley Normal Middle School	Punnet Cafe
Record of Title	SA37C/382	Hillcrest High School	Hillcrest Stadium
Land Area	700m²	Knighton Normal School	Waikato river walks & trails
HCC Rates	\$5215.79	St John’s College	Main arterial routes
WRC Rates	\$823.37		
Year Built	1990		

Chattels			
Fixed Floor Coverings	Smoke Detectors	Washing Machine Taps	Water Filter
Rangehood	Garage Door Remotes x 2	Wall Oven (1.5)	LED Light Fittings
Waste Disposal	Drapes	Dish Drawers x 2	
Blinds	Induction Cooktop	Auto Garage Door	
Heat Pumps x 2	TV Bracket	Double Fridge/Freezer	
Curtains	Clothesline	Microwave	





## Rental Appraisal —

### 4 Sheriff Place Riverlea

5 BED | 2 LIVING | 2 BATH | 2 CAR

I have assessed this property on the 13 November 2025 and advise that the expected weekly rental return would be approximately.

# \$800–\$850

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.





## Blake Agnew

021 195 0238   [blake.agnew@lugtons.co.nz](mailto:blake.agnew@lugtons.co.nz)

Born and raised in Hamilton, Blake has a deep connection to the city and an extensive network of contacts, making him the ideal agent for buyers and sellers in the area. He is passionate about the property market and with six years of experience in the building industry he has a good understanding of the local market. His first-hand experience of personally building and selling multiple homes, gives him unique insight into the processes and challenges that homeowners and buyers face.



## 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.



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