

# A Smart Start in Te Kowhai

650B Horotiu Road  
Te Kowhai



**Heather Whyte**

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## About the Property —

Welcome to Te Kowhai village – a well-regarded community offering a relaxed lifestyle just 15 minutes from The Base and an easy drive into Hamilton.

This home offers flexibility for modern living, configured as either a 5-bedroom layout or as 4 bedrooms with a dedicated office – ideal for those working from home or needing that extra separate space. It provides room for families wanting a balance between town convenience and a more open, lifestyle setting.

The main living hub centres around a generous kitchen, dining and living area, with good storage and a walk-in pantry. It connects easily to the outdoor area, where louvres create a practical space for year-round use.

Upstairs, there is a separate second living area with a gas fire, along with the bedrooms and main bathroom, offering a comfortable retreat for family living.

Set down a private driveway, the home has neighbours either side, while the outdoor living looks out over farmland. The section has a natural slope, yet still offers space to plant, garden, or simply enjoy a more open outlook.

Te Kowhai continues to be a popular choice for buyers wanting a strong sense of community, local schooling, and a quieter pace of living while still being close to the city.

























### 650B Horotiu Road

Total approx. floor area 161.9 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.



GROUND FLOOR: APPROX AREA 48.2 SQM



1ST FLOOR: APPROX AREA 113.7 SQM

## Additional Information —

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### Legal Description

<b>Legal Lot</b>	4
<b>Legal DP</b>	DPS 44561
<b>Record of Title</b>	SA39A/362
<b>Land Area</b>	1010m <sup>2</sup>
<b>LC Rates</b>	\$4,471.65
<b>WRC Rates</b>	\$472.08
<b>Year Built</b>	1987

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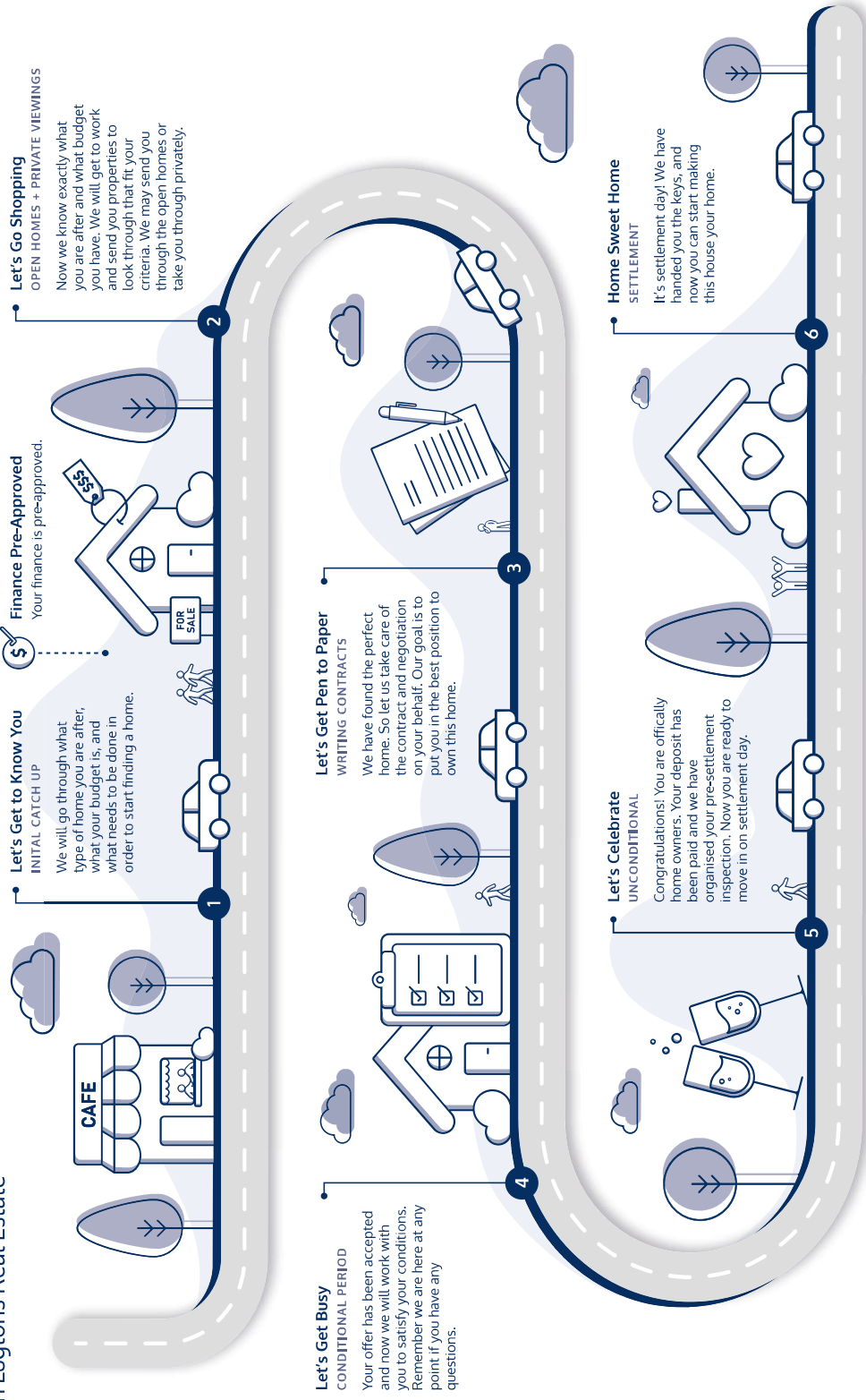
### Chattels

Stove	Heat Pump	Bathroom Extractor	Water Pump
Rangehood	Drapes	Fan (as is)	
Dishwasher	Fixed Floor Coverings	Water Tanks	
Light Fittings	Cooktop (Gas)	(Not Connected)	

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# Buyers Journey

## With Lugtons Real Estate



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# 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.



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## Meet The Team —



### Terry Ryan

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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

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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.



## Ben Moore

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With a background in architectural construction and hands-on experience building award-winning homes across the Waikato, I bring a sharp eye for detail and a deep appreciation for quality design to every property I work with. Real estate, for me, is about more than buying and selling - it's about people. It's about helping families find their place, guiding first-home buyers with confidence, and supporting sellers through one of life's biggest transitions. I'm here to make that journey smooth, informed, and tailored to your goals.



## 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.



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