

Chill Out Here

9 Frost Place
Pukete



Terry Ryan

Sales Consultant

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About the Property —

Tucked away in a quiet cul-de-sac, this well-presented property offers the perfect start for first home buyers or families looking to settle in a sought-after location. Just a stroll from Pukete Primary School, this home combines comfort, space, and practicality in one neat package.

Inside, you'll find three good-sized bedrooms and a tidy interior throughout — ready for you to move in and make your own. Step outside and discover one of the true highlights: a large covered deck, perfect for year-round entertaining or relaxed family BBQs.

Set on a generous 873sqm fully fenced section, there's ample room for kids, pets, or even future plans. The property also offers excellent storage and vehicle options with separate double garaging and off-street parking.

Positioned in the heart of popular Pukete, you're handy to The Base, river walks, and a full range of Northern Hamilton amenities.

This is an outstanding opportunity to secure your place in a family-friendly neighbourhood — be quick, homes like this don't last long!

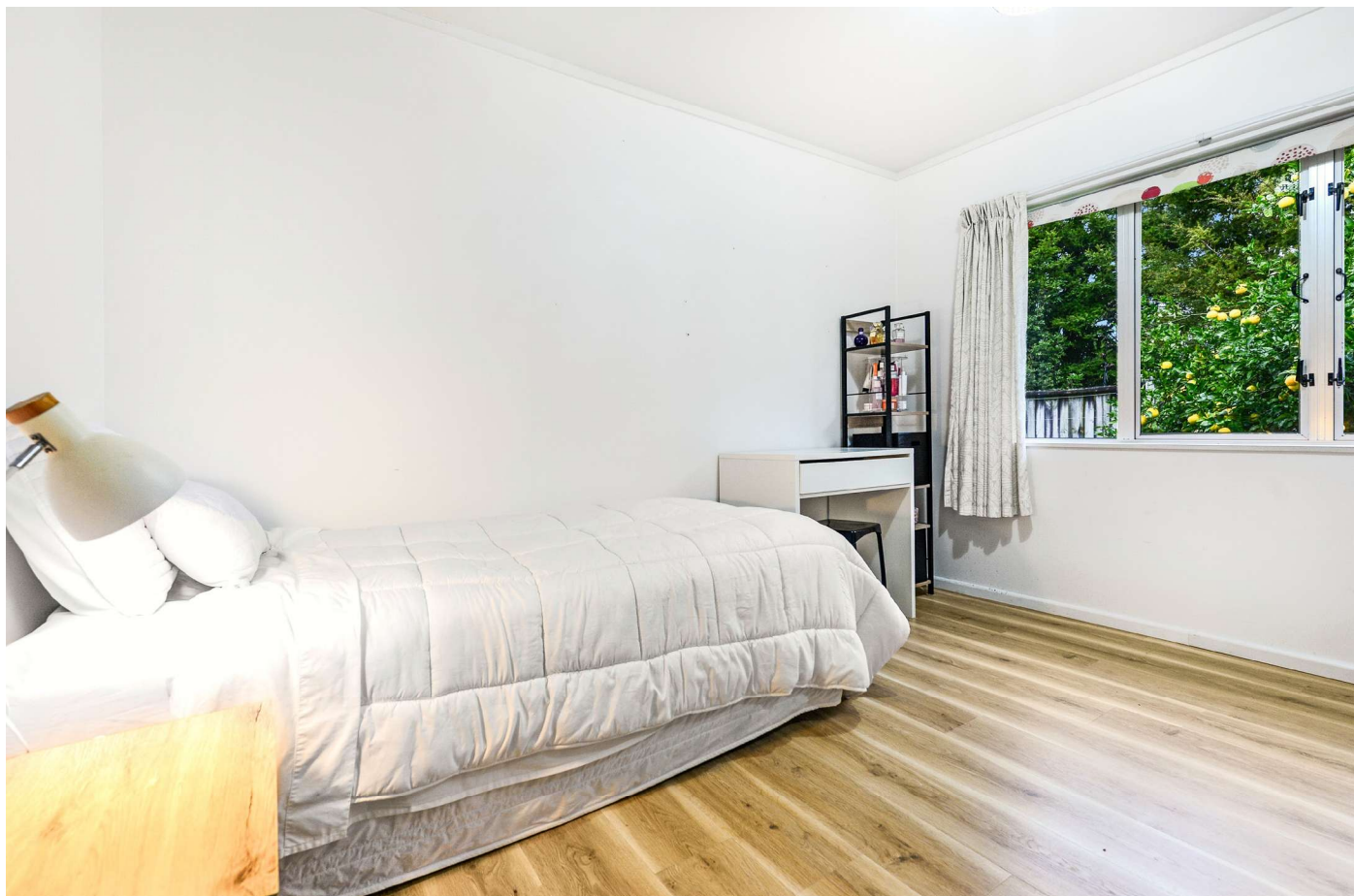












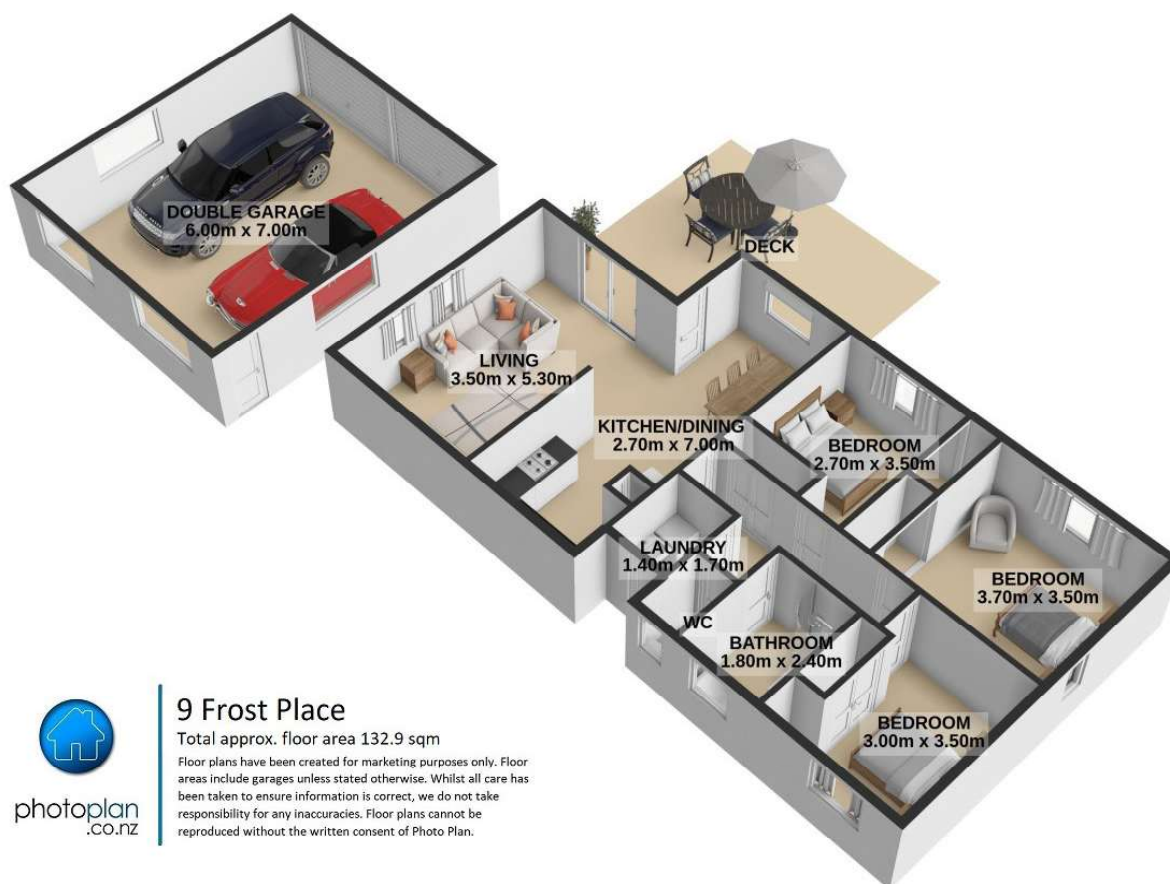












9 Frost Place

Total approx. floor area 132.9 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.

Additional Information —

Legal Description		Local Schools	Local Conveniences
Legal Lot	66	Pukete School	The Base Shopping Centre
Legal DP	DP 22371	Te Kopuku High	Pukete Road Food Market
Record of Title	SA21B/646	St Andrews Middle School	Waikato River Trails
Land Area	873m ²		Te Rapa Straight Amenities
HCC Rates	\$3,275.06		Easy access to main arterial routes
WRC Rates	\$764.65		

Chattels			
Dishwasher	Blinds/Curtains	Cooktop (Induction)	Bathroom Mirror
Fixed Floor Coverings	Light Fittings	Under Bench Oven	
Rangehood	Heat Pump	Ventilation System	
Heated Towel Rail	Bathroom Extractor Fan	Washing Machine Taps	



Rental Appraisal —

9 Frost Place Pukete

3 BED | 1 LIVING | 1 BATH | 2 CAR

I have assessed this property on the 12th of June 2025 and advise that the expected weekly rental return would be approximately.

\$590—\$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



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Management**
by  **Lugtons**

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Terry Ryan | 021 909 978

Heather Whyte | 027 239 2751

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Meet The Team —



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.



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.



Kirn Parmar

027 854 7722 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.



Blake Agnew

021195 0238 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

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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