

Great Start on Freehold 913m²

15 Allenby Street
Bader



Heather Whyte

Sales Consultant

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Terry Ryan

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About the Property —

This 1950s weatherboard home is brimming with potential — a perfect fit for first-home buyers ready to step onto the property ladder or investors looking for an addition to their portfolio close to Waikato Hospital and Hamilton CBD.

Set over two levels, the home offers three bedrooms, one bathroom, and a separate toilet. Of duplex design, it's had some thoughtful upgrades including new carpet, fresh paint, and new toilets, making it comfortable and move-in ready while still leaving room to add your own flair. The dining room has carpet so endless possibilities of what you use this room for - it would make a great office or add a fold out couch for the friends staying over.

The section is fully fenced with a gated entry, offering a private backyard and plenty of scope to enhance the outdoor area — perhaps a vege garden, play space, or relaxing spot to enjoy the afternoon sun. A single garage, and off-street parking add practicality to everyday living.

Positioned at the end of a cul-de-sac adjacent to Melville Park, the location is just minutes from Waikato Hospital, central city, river walks and a short commute to Waikato University, and the lake. With a generous 913m² freehold (sloping) section, this is a property that offers opportunity in a convenient central location.

















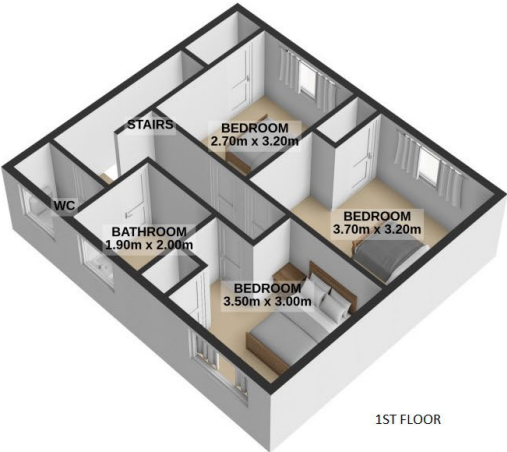
15 Allenby Street

Total approx. floor area 115.0 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



1ST FLOOR

Additional Information —

Legal Description		Local Schools	Local Conveniences
Legal Lot	336	Melville Primary School	Melville Skate & Dog Park
Legal DP	DPS 4960	Mearoa Intermediate	Sandford Park
Record of Title	SA8C/1269	St Pius X Catholic School	Peacockes Reserve Esplanade
Land Area	913m2	Mangakōtukutuku College	Waikato River Trails
Year Built	1950's		Hamilton Gardens
			Waikato Hospital
			Handy to Hamilton CBD & Lake

Chattels		
Stove	Light Fittings	Drapes
Fixed Floor Coverings	Heat Pump	Clothesline



Rental Appraisal —

15 Allenby Street Bader

3 BED | 1 LIVING | 1 BATH | 1 CAR

I have assessed this property on the 21 August 2025 and advise that the expected weekly rental return would be approximately.

\$500–\$550

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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Meet The Team —



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.



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.



Blake Agnew

021 195 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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