

Affordable on Armitage

7 Armitage Place
Fairfield



Terry Ryan
Sales Consultant
021 909 978
terry.ryan@lugtons.co.nz



Heather Whyte
Sales Consultant
027 239 2751
heather.whyte@lugtons.co.nz



About the Property —

Nestled in a quiet cul-de-sac, this affordable first home offers unbeatable value, comfort, and space for growing families.

Set on a fully fenced 741sqm section, there's plenty of room for kids and pets to play safely, while the adults relax and entertain on the large covered deck — ideal for year-round gatherings.

Inside, you'll find three bedrooms, two updated bathrooms, and a modern kitchen that flows seamlessly into a warm, light-filled living space. Polished timber floors add character and charm, while insulation top and bottom, a heat pump, and an HRV system ensure year-round comfort.

There's gas hot water for added efficiency, and the huge garaging with an extra toilet gives you all the space you need for hobbies, storage, or a workshop setup.

Need more? There's a separate access with a carport, perfect for parking the caravan or motorhome, boat etc. Location-wise, you're just moments from parks, schools, shops, and the city centre — all the essentials are right at your fingertips.

This one ticks all the boxes — price, potential, and practicality in a family-friendly location.





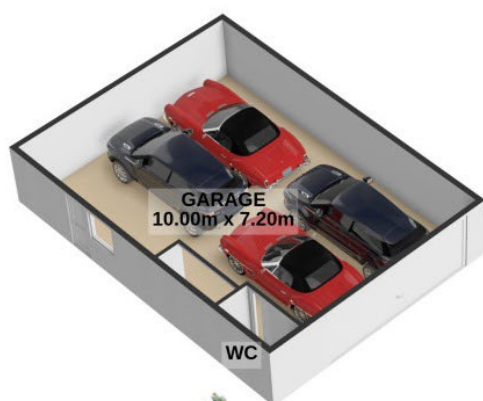












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Total approx. floor area 169.2 sqm

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	48	St Joseph’s Catholic School	Heaphy Terrace Shops
Legal DP	DP 1110	Woodstock School	Chartwell Shopping Centre
Record of Title	SA8B/1146	Fairfield College	Fairfield Park
Land Area	741m²	Fairfield Intermediate	Hamilton CBD
HCC Rates	\$3336.67	Waikato Diocesan School	Claudlands Event Centre
WRC Rates	\$621.75	St Pauls Collegiate	Globox Arena
Year Built	1940’s		Hamilton Farmers Market

Chattels			
Stove	Heated Towel Rails x 2	TV Bracket	Auto Garage Door
Rangehood	Bathroom Extractor Fan	Clothesline	Garage Door Remote x 1
Dishwasher	Heat Pump	Washing Machine Taps	Ventilation System
Light Fittings	Curtains	Garden Shed	
Fixed Floor Coverings	Smoke Detectors	Bathroom Mirror	



Rental Appraisal —

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3 BED | 1 LIVING | 2 BATH | 2 CAR

I have assessed this property on the 10 April 2025 and advise that the expected weekly rental return would be approximately.

\$600–\$640

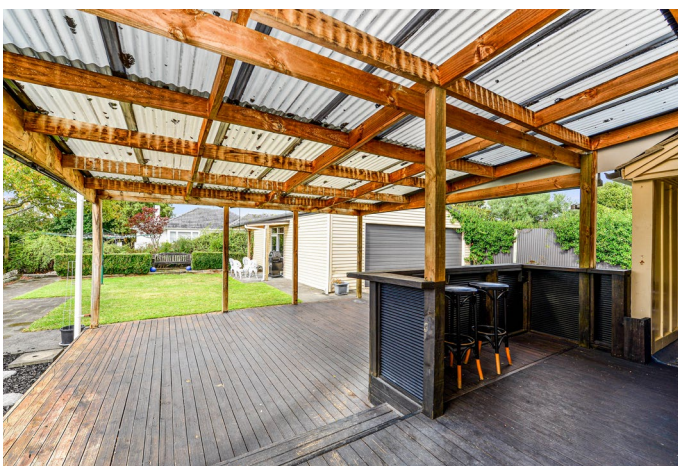
Please note this appraisal has been compiled with information sources regarding market rentals at the date of this appraisal. As rental values vary regularly depending on supply and demand, it is important to note that this is our considered opinion only as to the value and not a guarantee of rental 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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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





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

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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