

First Home For You

6 Balmerino Crescent
Pukete



Terry Ryan

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T&H

 **Lugtons**



About the Property

3 BED | 1 LIVING | 1 BATH | 1 CAR

6 Balmerino Crescent
Pukete

Nestled in the heart of Pukete, with three bedrooms, one bathroom, and an inviting open-plan layout that beckons you to call it home. The open-plan layout ensures that family time flows seamlessly from the kitchen to the living area.

The deck at 6 Balmerino Cres beckons with its inviting outdoor living possibilities, promising a space where relaxation and entertainment seamlessly blend. Whether it's enjoying morning coffee as the sun rises or watching the children in the back yard, there is opportunity for you to create a nice outdoor family area. Room for a pool – yes there is on this 603m² section.

Its prime location puts you just minutes away from essential amenities. Located close to the base shopping centre, supermarkets, gym and zoned for Te Rapa Primary School. You'll have everything you need right at your fingertips. From its convenient location to its comfortable living spaces, this home is the perfect choice for those seeking entry level into Pukete.









Legal Description

Lot 93	DPS 54572
Record of Title:	SA45C/666
Land Area:	603m ²
HCC Rates:	\$2626.00
WRC Rates:	\$520.21
Age:	1990-1999

Chattels

- Rangehood
- Underbench Oven
- Electric Cooktop
- Dishwasher
- Waste Disposal
- Light Fittings
- Smoke Detectors
- Heated Towel Rail
- Heat Pump x 1
- Fixed Floor Coverings
- Curtains
- Blinds
- Clothesline
- Garden Shed
- Washing Machine Taps



Local Schools

Te Rapa Primary
Fraser High School
Lollipops Educare
Pukete Kindergarten

Local Conveniences

The Base
Chartwell Square
Hamilton Zoo
KMart

Rental Appraisal

6 Balmerino Crescent Pukete

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I have assessed this property on the 16th April 2024 and advise that the expected weekly rental return would be approximately.

\$580 - \$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

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.



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Terry Ryan

Sales Consultant

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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.

Anyone could simply sell your property, but if you want to ensure you maximise the potential of one of your most significant assets and obtain what it is really worth you need:

- Expertise that comes with over 26 years of successful results
- Hundreds of satisfied clients
- An extensive database of potential buyers
- The backing of a team of dedicated professionals

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

Sales Consultant

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"I entered Real Estate coming from a background of Sales and Hospitality Management. Over a 10 year period I enjoyed a successful sales career working with Blue Chip Corporates such as Lion Nathan and Coca-Cola Amatil. The training, high expectations and success I experienced with these two market leaders gives me the discipline and advantage to be on the front foot when it comes to selling, marketing and assisting you in your next property move."

My commitment to you...

I appreciate every client is unique in their requirements and I want to ensure that your experience in what can be a very stressful process is an experience you will look back at favourably.

I am fortunate to be working in an industry that brings together two of my passions: People & Property.

Results orientated. I will help you negotiate to get the best possible price when buying or selling.

Sales and marketing skills honed by my experience in the corporate world.

I can help you take the next step...

I can offer you a no-obligation current market appraisal of your home, including relevant information on recent sales within your area, current listings in your area and discuss different methods of sale; together we can find the best way to successfully market your home.





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6 BALMERINO CRESCENT

TOTAL APPROX FLOOR AREA 125.2 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.



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