

Home Sweet Home

267 Bankwood Road
Chartwell



Terry Ryan

Sales Consultant

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Heather Whyte

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About the Property —

Welcome to 267 Bankwood Road — an affordable opportunity to secure a classic 1960s home in the heart of Chartwell.

Solidly constructed in dependable brick, this well-maintained three-bedroom residence offers the space, comfort, and potential that first-home buyers, families, and savvy investors are searching for. Inside, generous living areas provide plenty of room to relax, entertain, and make your own, while the upgraded kitchen adds modern convenience to this timeless home.

Comfort is assured year-round with a new heat pump, HRV plus insulation both top and bottom — keeping you warm in winter and cool through the summer months.

Set on a private, established 624-square-metre section, the property offers a peaceful retreat from the road, with mature plantings and space for children, pets, or future landscaping dreams. There's also exciting potential to add further value over time — renovate, extend, or simply refresh to suit your style.

Location is a standout here. Zoned for the highly regarded Hukanui School, and just an easy stroll to Chartwell Shopping Centre and the nearby Chartwell Library, everyday convenience is right at your doorstep.

Whether you're stepping onto the property ladder, downsizing to a solid single-level home, or seeking a smart investment in a proven location, this classic Chartwell property represents outstanding value and opportunity.

























237 Bankwood Road

Total approx. floor area 135.5 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

Legal Lot	106
Legal DP	DPS 10511
Record of Title	SA7A/49
Land Area	625m ²
HCC Rates	\$4062.33
WRC Rates	\$645.36
Year Built	1967

Local Schools

Hukanui School
St Pauls Collegiate
Fairfield College
Waikato Diocesan School for Girls
Fairfield Intermediate

Local Conveniences

Chartwell Shopping Mall
Lyndon Court amenities
Smith & McKenzie Restaurant
Main arterial routes
Chartwell Park

Chattels

Dishwasher	Light Fittings	Drapes	Underbench Oven
Garden Shed	Heat Pump	Washing Machine Taps	Clothesline
Fixed Floor Coverings	Curtains	Bathroom Mirror	
Rangehood	Cooktop	Bathroom Extractor Fan	
Blinds	Smoke Detectors	HRV Ventilation System	



Rental Appraisal —

267 Bankwood Road Chartwell

3 BED | 1 LIVING | 1 BATH | 2 CAR

I have assessed this property on the 17 February 2026 and advise that the expected weekly rental return would be approximately.

\$620–\$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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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.



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.



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.



Emma Bland

022 161 8657 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. She believes that open communication and a positive environment are key to success, often going the extra mile to ensure everyone stays informed and engaged.

After a short break away, we have embraced the return of Emma back to our team. Known for her bubbly personality, strong work ethic, and outstanding organisational skills, Emma is a valuable asset to Team Terry and Heather.



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