

New To You

11 Bannerman Crescent
Chartwell



Terry Ryan
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About the Property —

Discover modern living at its finest with this brand new three-bedroom, three-bathroom home — a flawless fusion of style, comfort, and practicality.

Step inside to a thoughtfully designed layout where sunny north-facing living areas create a warm and inviting atmosphere. The open plan living and dining flow seamlessly outdoors, offering effortless indoor/outdoor living perfect for entertaining or relaxing in the sunshine.

At the heart of the home sits a stylish kitchen, complete with stone benchtops, a walk-in pantry, and elegant back-lit features that elevate the space. Each bathroom also enjoys back-lit mirrors, adding a touch of sophistication to the everyday.

The huge primary suite provides a private retreat, featuring a luxurious ensuite and a fully fitted walk-in wardrobe, ensuring both comfort and convenience. Two additional bedrooms and bathrooms make this home ideal for families, guests, or those seeking flexible living options.

Situated on a fully fenced 350sqm section, this property offers peace of mind for children and pets, along with double garaging and extra off-street parking.

Located in a popular and fast-growing area, you'll enjoy easy access to local amenities, great schooling, and the Waikato Expressway for effortless commuting.

A perfect blend of design and functionality — 11 Bannerman Crescent is ready to welcome you home.

























11 Bannerman Crescent

Total approx. floor area 155.0 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.

Additional Information —

Legal Description		Local Schools	Local Conveniences
Legal Lot	640	Insoll Avenue School	Parkwood Village Shops
Legal DP	600227	Fairfield Intermediate	The Wayward Pigeon
Record of Title	1167200	St Paul’s Collegiate	Volre Cafe
Land Area	350m²	Southwell School	Chartwell Shopping Mall
Year Built	2025	Fairfield College	Raymond Park
			Waikato Expressway
			Main arterial routes

Chattels			
Dishwasher	Burglar Alarm	Garage Door Remotes x 2	Back Lit Mirrors x 3
Fixed Floor Coverings	Light Fittings	Gas Cooktop	Bathroom Extractor Fans x 3
Rangehood	Smoke Detector	Wall Oven	
Waste Disposal	Auto Garage Door	Washing Machine Taps	



Rental Appraisal —

11 Bannerman Crescent Chartwell

3 BED | 1 LIVING | 3 BATH | 2 CAR

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

\$700–\$725

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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by  **Lugtons**

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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.



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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