

Retro Feel in Chedworth

15 Bernard Street
Chedworth



Terry Ryan

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About the Property —

Tucked away in a popular and peaceful pocket of Chedworth, 15 Bernard Street offers a home that's anything but ordinary. With its unique floor plan and charming character features, including beautiful parquet flooring, this property delivers both personality and practicality in equal measure.

Inside, you'll find three generous double bedrooms, a well-appointed family bathroom, and the convenience of two separate toilets—perfect for busy households. The home is designed with flexibility in mind, boasting two spacious living areas that provide room for both relaxation and entertaining.

Adding to the versatility is a large hobby room alongside a dedicated office or study—ideal for those working from home, creative pursuits, or accommodating growing families.

Comfort and peace of mind are assured with a new roof installed in 2021, while the home sits proudly on a family-sized 688sqm section, offering space for children, pets, and outdoor enjoyment.

Positioned within sought-after Hukanui School zoning and set in a quiet, well-regarded neighbourhood, this is a location that continues to be in high demand.

Completing the package is a double carport and plenty of off-street space, making everyday living easy.

A home with heart, space, and flexibility—15 Bernard Street is ready for its next chapter.























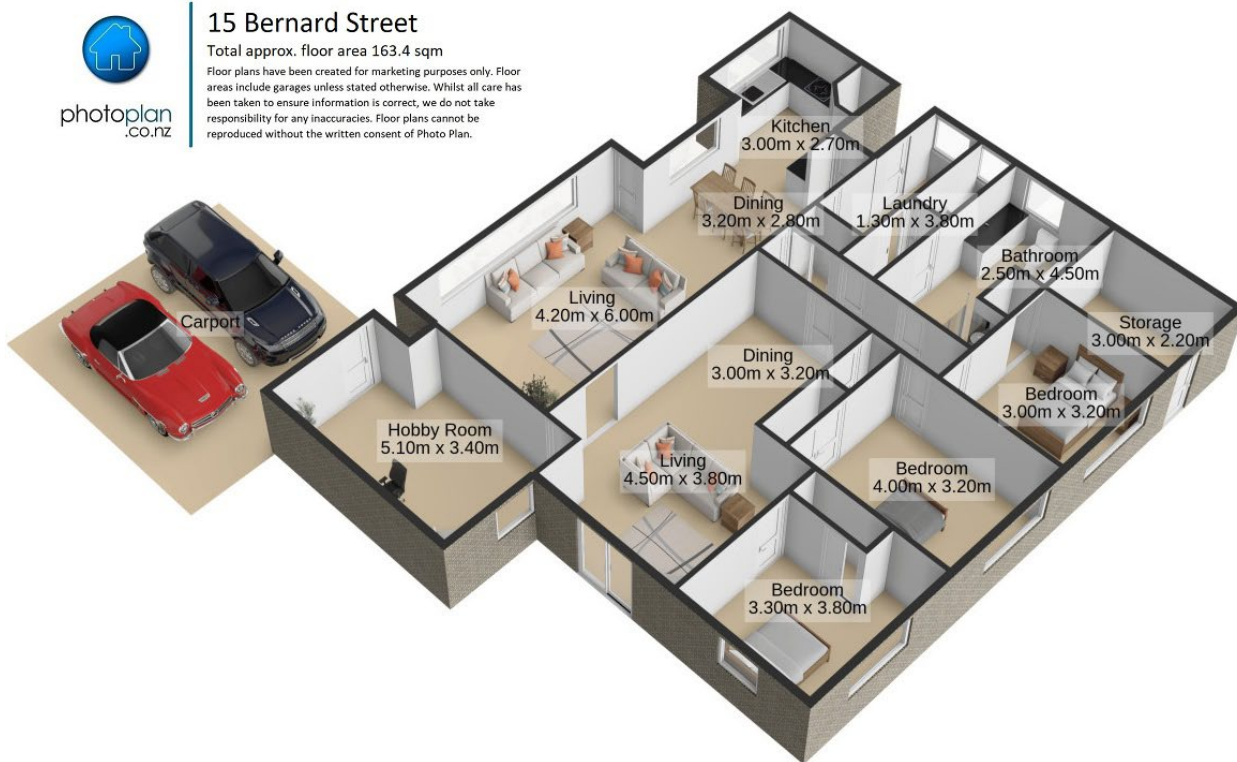


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15 Bernard Street

Total approx. floor area 163.4 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 | 12 |
| Legal DP | DPS 13210 |
| Record of Title | SA10D/1324 |
| Land Area | 696m ² |
| HCC Rates | \$3981.38 |
| WRC Rates | \$637.72 |
| Year Built | 1973 |

Local Schools

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

Local Conveniences

Hillary & Chedworth Park
 Porritt Stadium
 Chartwell Shopping Centre
 The Wayward Pigeon
 Colare Cafe
 Main arterial routes

Chattels

| | | | |
|-----------------------|----------------|--------------------------|--------------------|
| Stove | Light Fittings | Clothesline | Bathroom Mirror |
| Fixed Floor Coverings | Curtains | Washing Machine Taps | Gas Heater (as is) |
| Waste Disposal | Drapes | Garden Shed | |
| Blinds | Gas Cooktop | Dish Drawers x 2 (as is) | |



Rental Appraisal —

15 Bernard Street Chedworth

3 BED | 2 LIVING | 1 BATH | 2 CAR

I have assessed this property on the 19 March 2026 and advise that the expected weekly rental return would be approximately.

\$600–\$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



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Management**
by  **Lugtons**

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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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