

# Lock Up & Leave

**33A Boundary Road**  
Claudelands



**Terry Ryan**

Sales Consultant

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**Heather Whyte**

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## About the Property —

Located at 33A Boundary Road, Claudelands, this four bedroom brick townhouse offers the perfect blend of privacy, comfort and convenience.

Built in 2018, the 184sqm residence features a thoughtful layout with open-plan living, a modern family bathroom plus private ensuite, as well as double glazing throughout for warmth and efficiency. The double garage with internal access provides security and ease, while the 318sqm freehold section is designed for low-maintenance living.

Situated in a central location, this home is just minutes from Hamilton CBD and Globox Arena, with Claudelands Park and Jubilee Park within walking distance. Tucked down a landscaped driveway, and zoned for popular schools, this is an excellent choice for families, professionals, or investors.

With vacant possession, this property is ready for immediate move-in. Whether you're looking for a lock-up-and-leave home or a prime investment opportunity, this modern residence is not to be missed.



























Additional Information —

Legal Description		Local Schools	Local Conveniences
Legal Lot	2	Woodstock School	Claudlands Park
Legal DP	DPS 517884	Whitiora School	Hamilton CBD
Record of Title	810376	Hamilton East School	Claudlands Event Centre
Land Area	318m²	Fairfield Intermediate	Globox Arena
HCC Rates	\$3367	Fairfield College	Five Cross Roads Shops
WRC Rates	\$618	Southwell School	The Roaming Giant
Year Built	2016	Hamilton Boys' High School	Waikato River Trails
		Hamilton Girls' High School	

Chattels			
Rangehood	Heat Pump x 1	Water Filter	Bathroom Extractor Fans x 2
Dishwasher	Smoke Detectors	Clothesline	Heated Towel Rail x 1
Light Fittings	Auto Garage Door	Washing Machine Taps	
Fixed Floor Coverings	Garage Door Remotes x 2	Bathroom Mirrors x 2	
Blinds & Curtains	Electric Cooktop	Underbench Oven	



## Rental Appraisal —

### 33A Boundary Road Claudelands

4 BED | 1 LIVING | 2 BATH | 2 CAR

I have assessed this property on the 14 March 2025 and advise that the expected weekly rental return would be approximately.

# \$680–\$720

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**





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Terry Ryan | 021 909 978

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## Meet The Team —



### Terry Ryan

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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.

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](mailto: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](mailto: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](mailto: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](mailto: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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