

Perfectly Positioned

38 Braid Road
St Andrews



Terry Ryan

Sales Consultant

021 909 978

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Heather Whyte

Sales Consultant

027 239 2751

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About the Property —

Spacious, sunny, and full of potential, 38 Braid Road offers comfortable family living in the sought-after St Andrews area. Tucked away down a quiet right-of-way, this 180sqm home sits on a generous 771sqm section, providing plenty of space for families, entertaining, and future possibilities.

The open-plan living area is filled with natural light and flows seamlessly to private courtyards, creating the perfect space for indoor-outdoor living. Three well-sized bedrooms and two bathrooms provide comfort and convenience, while the double garage with internal access and ample off-street parking ensure plenty of room for vehicles.

This home is ready to move into, with vacant possession available now. There is also exciting potential to add value and make it your own. Enjoy the easy lifestyle with excellent coffee around the corner and just a stroll to St Andrews Golf Club plus the Waikato River walking trails. This is an opportunity not to be missed!

























38 Braid Road

Total approx. floor area 180.0 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	2	St Andrews Middle School	St Andrews Fishing Club Cafe
Legal DP	DPS 13979	Vardon School	Braid Road shops and amenities
Record of Title	SA12A/1437	Waikato Diocesan School for Girls	St Andrews Library
Land Area	771m ²	Fairfield College	Waikato River Walks and Trails
HCC Rates	\$4,029.80		St Andrews Golf Course
WRC Rates	\$756.05		Te Rapa straight amenities
			Hamilton CBD

Chattels (ALL CHATTELS AS IS WHERE IS)

Stove	Blinds	Water Filter
Cooktop	Curtains	Security Door
Light Fittings	Bathroom Extractor Fan	Fixed Floor Coverings
Garage Door Remote	Clothesline	Rangehood
Auto Garage Door	Garden Shed	



Rental Appraisal —

38 Braid Road St Andrews

3 BED | 1 LIVING | 2 BATH | 2 CAR

I have assessed this property on the 27th March 2025 and advise that the expected weekly rental return would be approximately.

\$620–\$650

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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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.



Kirn Parmar

027 854 7722 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

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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