

One Door Closes Another Opens

**38 Callum Brae Drive
Rototuna**



Heather Whyte

Sales Consultant

027 239 2751

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Terry Ryan

Sales Consultant

021 909 978

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About the Property —

A cherished home, now ready for its next chapter! With the owner moving to be closer to family, this beautifully maintained property offers a warm and inviting retreat.

The heart of the home is the upgraded kitchen, featuring a sleek Bosch oven, built-in Bosch microwave, induction hob, soft-close drawers, and a dishwasher—perfect for effortless cooking and entertaining. The neutral colour palette enhances the sense of space, while the plush carpeting adds a touch of luxury, especially in the master suite with its own ensuite.

Storage is abundant throughout, and the convenience of gas infinity hot water ensures comfort year-round. Outside, the established gardens provide a stunning display of colour, beautifully framing the home and creating a picturesque setting. The sun-filled courtyards on either side of the living area offer inviting spaces to relax as the light moves throughout the day. The private backyard is a peaceful retreat, with room to place a spa pool and enjoy the serenity.

A garden shed keeps everything tidy, and there's plenty of parking available for multiple vehicles. This home is a true haven - don't miss your chance to make it yours!

























Additional Information —

Legal Description		Local Schools	Local Conveniences
Legal Lot	229	Rototuna Primary School	Local cafes & bars
Legal DP	DP 81456	Hukanui Primary School	Countdown & New World
Record of Title	SA63D/813	Fairfield Intermediate	Callum Brae Family Golf & Cafe
Land Area	560m²	Rototuna Junior High School	Chartwell Square
HCC Rates	\$3675.53	Rototuna Senior High School	The Base
WRC Rates	\$677.84		
Year Built	2000-2009		
SECONDLY, an Estate as to a 1/3 share of 507m2 more or less, being Lot 600 DP81456, also comprised in CTSA63D/813			

Chattels

Cermaic Cooktop	Light Fittings	Clothesline	Garden Shed
Wall Oven	Blinds & Drapes	Burglar Alarm (as is)	
Microwave	Heat Pump x 1	Gas Heater	
Rangehood	Heated Towel Rails x 2	Auto Garage Door	
Fixed Floor Coverings	Ventilation System	Garage Door Remote x1	



Rental Appraisal —

38 Callum Brae Drive Rototuna

3 BED | 1 LIVING | 2 BATH | 2 CAR

I have assessed this property on the 11 March 2025 and advise that the expected weekly rental return would be approximately.

\$680–\$700

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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Two agents, one mission: to exceed your expectations in selling or buying property, we go the extra mile, earning your trust time and again.



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Meet The Team —



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.



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.



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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