

Your Gateway to Modern Living

14 Cogar Terrace
Chartwell



Heather Whyte

Sales Consultant

027 239 2751

heather.whyte@lugtons.co.nz



Terry Ryan

Sales Consultant

021 909 978

terry.ryan@lugtons.co.nz





About the Property —

Nestled in the heart of Greenhill - Chartwell, this chic townhouse is only a year old, ensuring that you step into a space that is contemporary and fresh. On a freehold site that embodies style, comfort, and sophistication at its finest. Here's why you'll fall in love with this stunning property:

3 bedrooms and 2.5 bathrooms, this 2-story residence provides ample space for your family to thrive.

Gas Cooking, Gas Infinity for Hot Water, Stonex Benchtop, and Tiled Showers. Ducted Central heating and cooling upstairs with a heat pump downstairs for all year comfort .

The living areas downstairs feature quality laminate flooring, creating an elegant and easy-to-maintain space for your everyday activities with the warmth of carpet through the upstairs bedrooms and hallway.

Drapes and blinds have been thoughtfully fitted throughout, offering both natural light and privacy in every room.

The single garage isn't just for your vehicle - it's a versatile space, fully carpeted, ready to be transformed into a home gym, office, or additional living area.

Step into your landscaped backyard, complete with lush turf that ensures quick and easy maintenance. Enjoy the outdoors without the hassle of extensive gardening, providing a perfect balance for those who appreciate nature without sacrificing precious time. Room for a spa pool? Come and check it out for yourself.

Don't miss out on the opportunity to make this trendy townhouse your new home sweet home! Whether you're a growing family, a savvy investor, or someone looking for a stylish retreat, this property ticks all the boxes. Schedule a viewing today and make your homeownership dreams a reality!





















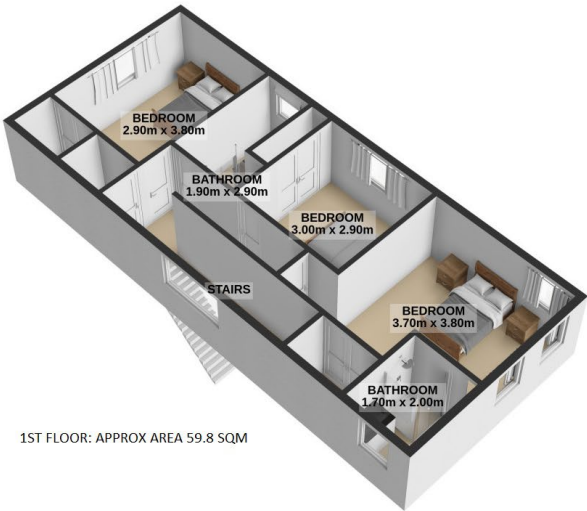




14 Cogar Terrace

Total approx. floor area 141.8 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	514	Fairfield Intermediate	Greenhill shops
Legal DP	DP 570352	Southwell School	Volare Coffee
Record of Title	1030308	Fairfield High School	The Wayward Pigeon
Land Area	210m2	Insoll Avenue Primary School	Selection of restaurants
HCC Rates	\$4183.75	St Pauls Collegiate	Mousey Brown Hairdresser
WRC Rates	\$661.52		
Year Built	2022		

Chattels			
Dishwasher	Blinds	Drapes	Garage Door Remote x 1
Burglar Alarm	Light Fittings	Clothesline	Bathroom Extractor Fans x 2
Fixed Floor Coverings	Heat Pump	Underbench Oven	Ducted Air Conditioning
Rangehood	Curtains	Gas Cooktop	Upstairs for Heating/ Cooling
Heated Towel Rails x 2	Smoke Detectors	Auto Garage Door	



Rental Appraisal —

14 Cogar Terrace Chartwell

3 BED | 1 LIVING | 2 BATH | 1 CAR

I have assessed this property on the 21 August 2025 and advise that the expected weekly rental return would be approximately.

\$700—\$730

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**

The power of teamwork, the promise of results.

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



Terry Ryan | 021 909 978
Heather Whyte | 027 239 2751
terryryan.co.nz





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.



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.



Photos and floor plan are the property of Lugtons Real Estate and are not to be used without prior consent.
Licensed under the Real Estate Agents Act 2008.

www.lugtons.co.nz | XR22566