

Landscape Your Lifestyle

538 Driver Road
Ngaruawahia



Terry Ryan

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T&H

 **Lugtons**



About the Property

4 BED | 3 LIVING | 2 BATH | 3 CAR | 1 OFFICE

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Ngaruawahia

All the hard work has been done with just the landscaping left to complete on this 18-month-old dream home and make it yours today. Circumstance have changed so don't miss this opportunity to enjoy this incredible lifestyle in this stunning family home. Boasting over 300m² of luxurious living space including four double bedrooms, large study for a tranquil space for work or contemplation.

The living zones are bathed in natural light with the large windows framing the panoramic views of the farmland and mountains. A feature barn door adds character and charm separating the living from the bedrooms and hallway. The beautifully appointed kitchen is the heart of the home where culinary dreams come true with the bonus of a huge butler's pantry for all your catering needs. The thoughtful touches that elevate this property include the ducted heating system with designated room for personalised climate control and a feature fireplace adds warmth and ambience creating the perfect atmosphere for the family movie night.

The stylish tiled bathrooms where form meets function in perfect harmony, every detail has been carefully considered from the new fixtures to the spacious layout designed for comfort and convenience. We step outside to the huge north facing portico with views stretching as far as the eye can see. The perfect oasis to entertain family and friends' night and day without worrying about disturbing any neighbours.

So many choices for your vehicles and extra toys with the triple car garaging plus the huge implement shed with auto garage door and attached carport. The newly laid concrete circular driveway offers even more parking for family and visitors alike.

This lifestyle property is more than just a home, it's a blank canvas awaiting your personal touch. Situated on 8000m² of flat land the possibilities are endless. Whether you are dreaming of lush gardens, serene pathways or a sparkling pool, this property offers the perfect backdrop for your vision to unfold. With main arterial roads just moments away convenience meets tranquility in this idyllic retreat.

Welcome home to the lifestyle you've always dreamed of. Please call Terry or the team today for a viewing.

















Legal Description

Lot 2	DP 539520
Record of Title:	902451
Land Area:	8000m ²
WDC Rates:	\$3687.50
WRC Rates:	\$772.27
Age:	2020

Chattels

- Rangehood
- Wall Oven
- Electric Cooktop
- Dishwasher
- Light Fittings
- Alarm System
- Heat Pumps
- Heated Towel Rails x 2
- Auto Garage Door x 2
- Garage Door Remotes x 3
- Fixed Floor Coverings
- Curtains
- Blinds
- Clotheline
- TV Bracket x 7
- Washing Machine Taps
- Security Camera x 2
- Lightwire Provider
- Laundry Baskets x 2
- Implement Shed
- Ceiling Fans



Local Schools

Taupiri School
Ngaruawahia High School

Local Conveniences

Hakarimata Summit Hiking Trail
Waikato River Walking Trail
Kauri Loop Track
Ngaruawahia Golf Club
The Taupiri Sunflower Farm
Lake Kainui
Te Awa River Ride
Lake Areare
Easy access to the Waikato Expressway



Rent Appraisal

538 Driver Road,
Ngaruawahia

4 BED | 2 LIVING | 1 BATH | 3 CAR

I have assessed this property on 23rd February 2024 and advise that the expected weekly rental return would be approximately:

\$1,000 - \$1,200

Please note that 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

**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.



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Terry Ryan

Sales Consultant

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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.

Anyone could simply sell your property, but if you want to ensure you maximise the potential of one of your most significant assets and obtain what it is really worth you need:

- Expertise that comes with over 26 years of successful results
- Hundreds of satisfied clients
- An extensive database of potential buyers
- The backing of a team of dedicated professionals

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

Sales Consultant

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"I entered Real Estate coming from a background of Sales and Hospitality Management. Over a 10 year period I enjoyed a successful sales career working with Blue Chip Corporates such as Lion Nathan and Coca-Cola Amatil. The training, high expectations and success I experienced with these two market leaders gives me the discipline and advantage to be on the front foot when it comes to selling, marketing and assisting you in your next property move."

My commitment to you...

I appreciate every client is unique in their requirements and I want to ensure that your experience in what can be a very stressful process is an experience you will look back at favourably.

I am fortunate to be working in an industry that brings together two of my passions: People & Property. Results orientated. I will help you negotiate to get the best possible price when buying or selling. Sales and marketing skills honed by my experience in the corporate world.

I can help you take the next step...

I can offer you a no-obligation current market appraisal of your home, including relevant information on recent sales within your area, current listings in your area and discuss different methods of sale; together we can find the best way to successfully market your home.





538 Driver Road

Total approx. floor area 304.5 sqm

Floor plans have been created for marketing purposes only. These 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.



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