

# Snap Me Up

**16C Enderley Avenue**  
Enderley



**Terry Ryan**

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**T&H**

 **Lugtons**



## About the Property

2 BED | 1 LIVING | 1 BATH | 1 CAR

**16C Enderley Avenue**  
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Don't miss out on this very affordable and tidy lock-up and leave two-bedroom unit. Low maintenance brick and aluminium with attached garaging and internal access ensuring security and convenience.

Spacious open plan living extending out to a private sunny courtyard ideal for those morning coffees. Complete with a modern kitchen and bathroom with neutral décor throughout.

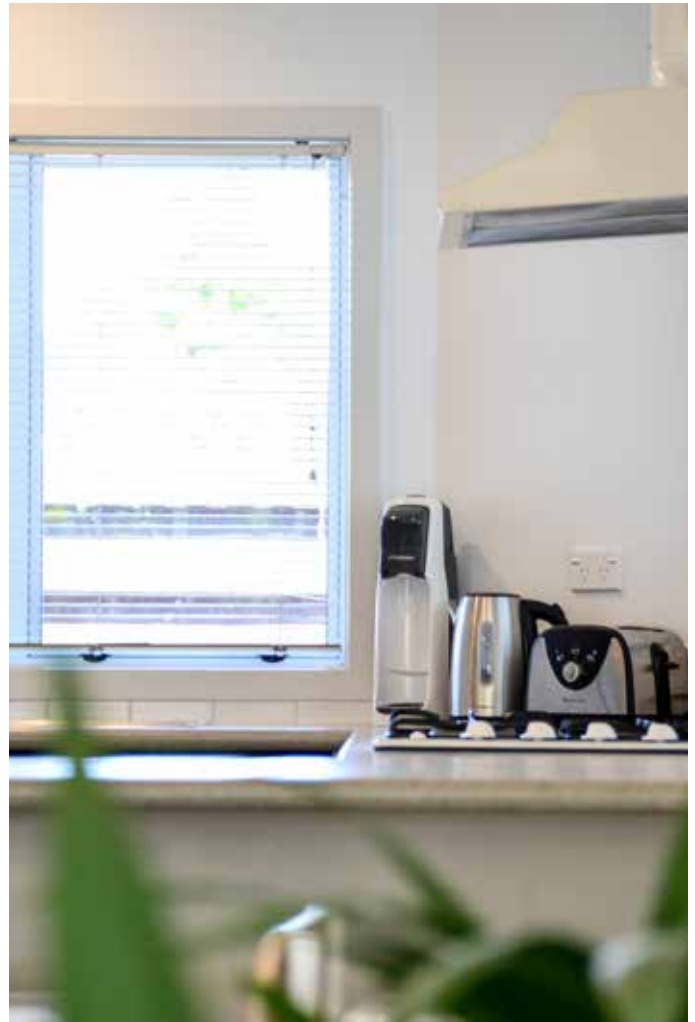
Healthy homes certified giving you options to rent out or Air B & B given the central locality. The property is as easy stroll away from cafes, shops and good schools making this an even more attractive investment or live in property.

Vacant possession so don't delay and contact Terry or the team to view today.







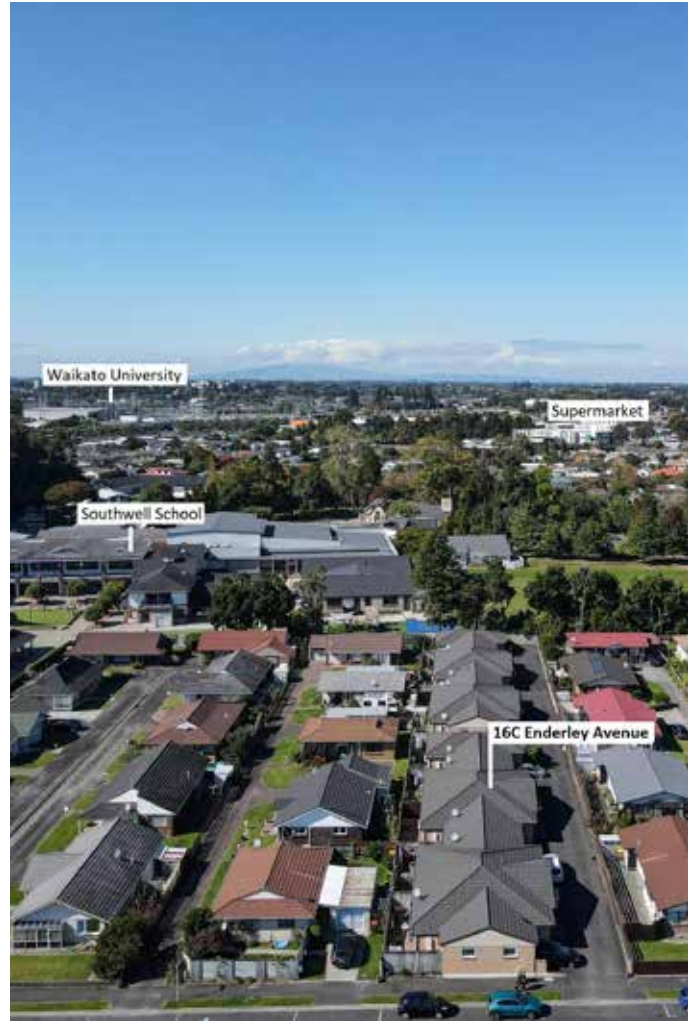


## Legal Description

Unit 3	DP 404398
Record of Title:	415200
HCC Rates:	\$2070.90
WRC Rates:	\$418.24
Age:	2000's
Body Corporate Fee:	\$2901.32 (inc insurance)

## Chattels

- Fixed Floor Coverings
- Light Fittings
- Curtains
- Smoke Detector
- Auto Garage Door
- Garage Door Remote x 1
- Mirror
- Underbench Oven
- Gas Cooktop
- Dishwasher
- Rangehood
- Washing Machine Taps
- Heat Pump x 1



## Local Schools

Hamilton East School  
Insoll Avenue School  
Marian Catholic School  
Peachgrove Intermediate  
Hamilton Girls High School  
Hamilton Boys High School

## Local Conveniences

Claudlands Park  
Five Cross Roads Shopping Centre  
Claudlands Events Centre  
The Roaming Giant  
Easy access to arterial routes

# Rental Appraisal

**16C Enderley Avenue  
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I have assessed this property on the 11th April 2024 and advise that the expected weekly rental return would be approximately.

## \$470 - \$500

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](http://terryryan.co.nz)





## Terry Ryan

**Sales Consultant**

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.

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**

027 239 2751

heather.whyte@lugtons.co.nz

"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.

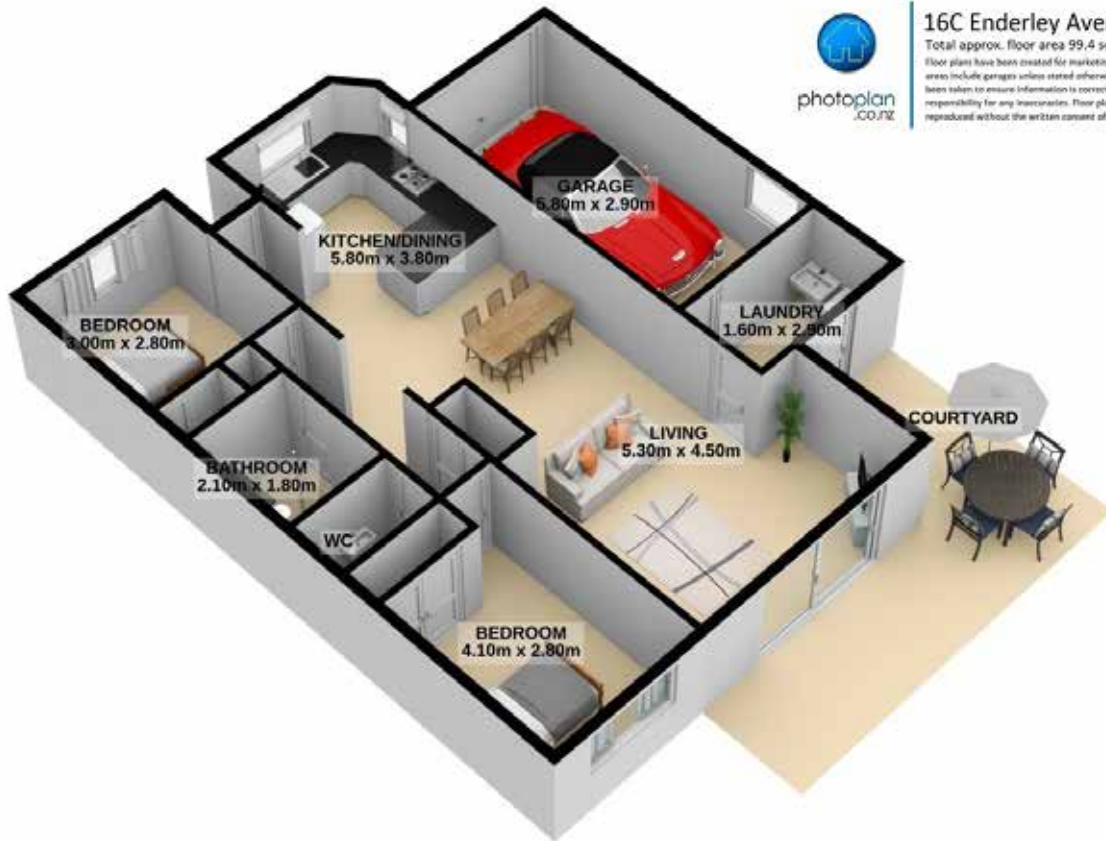
Results orientated. I will help you negotiate to get the best possible price when buying or selling.

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.





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### 16C Enderley Avenue

Total approx. floor area 99.4 sqm  
Floor plans have been created for marketing purposes only. Floor areas include garages unless stated otherwise. While 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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