

It's A Honey

9 Enderley Lane
Enderley



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About the Property —

Tucked away in a convenient and well-connected location, 9 Enderley Lane presents a tidy, sunny two-bedroom freestanding unit that delivers comfort, ease, and affordability in one appealing package.

Refreshed and well maintained, this inviting 110sqm home offers light-filled living with a seamless flow to a concrete covered patio — the perfect spot for morning coffee or relaxed evening entertaining. The low-maintenance design ensures you can spend more time enjoying your home and less time maintaining it.

Inside, you'll find two generous bedrooms, a well-appointed bathroom, and the added practicality of a separate toilet. The internal access single garage provides security and convenience, enhancing the home's easy-care, lock-and-leave appeal.

Positioned within walking distance to Southwell School and the popular cafés and amenities at Five Cross Roads, this location offers everyday convenience with everything close at hand.

Whether you're a first-home buyer, downsizer, or investor, this refreshed, comfortable, and affordable home is an opportunity not to be missed.





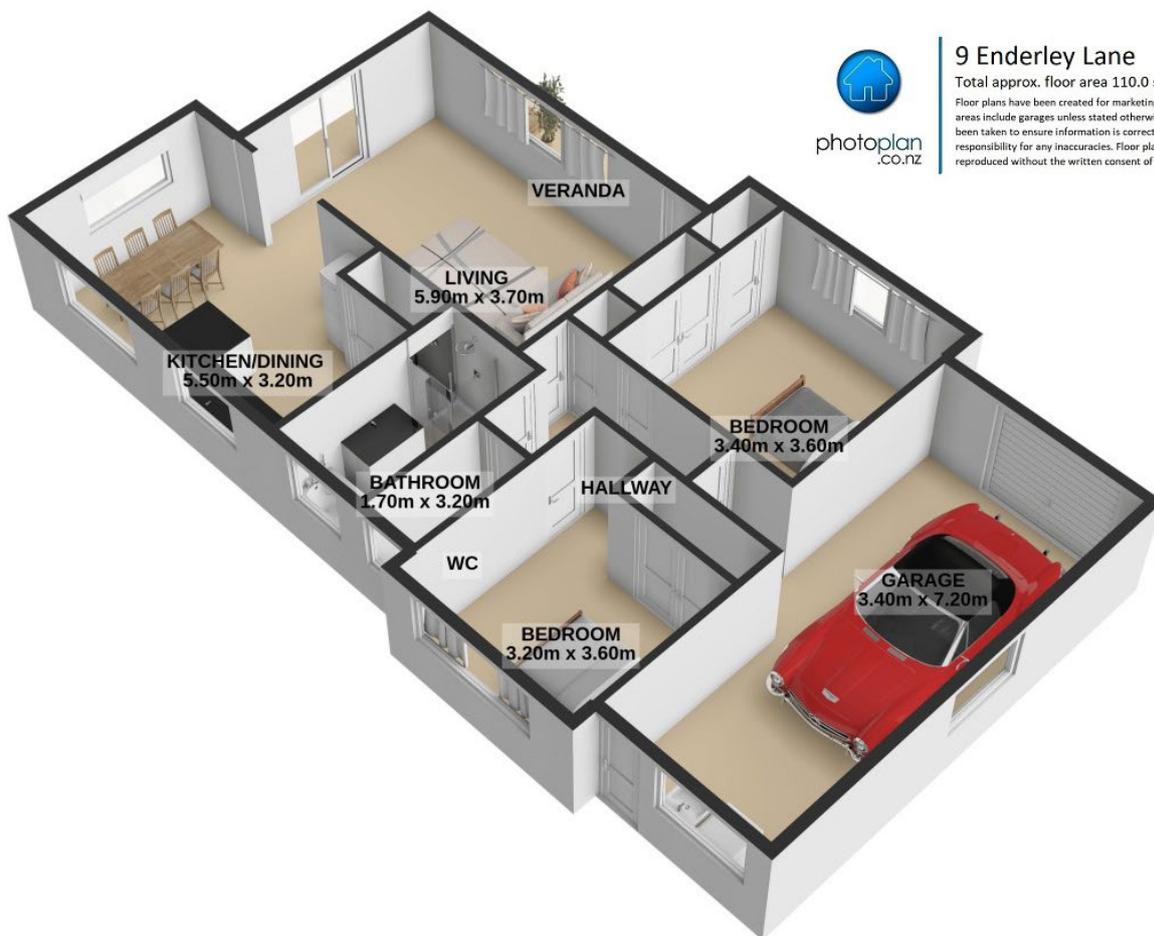












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9 Enderley Lane

Total approx. floor area 110.0 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

Firstly, an Estate in Fee Simple as to a 1/5 share of 2025m² more or less, being Lot 52 DP8664 on CT SA34B/706
 SECONDLY, an Estate in Leasehold created by Lease LH613926.2 for a term of 999 years from 20.08.1985 described as Flat B DPS 39412, also comprised on CT SA34B/706

HCC Rates \$3171.94

WRC Rates \$511.41

Year Built 1985

Local Schools

Southwell School
 Insoll Avenue School
 Tai Wananga
 Peachgrove Intermediate
 Hamilton Boys High School

Local Conveniences

5 Cross Roads shops & amenities
 Coffee Culture Cafe
 Rata Health Centre
 Claudelands Event Centre & Park
 Hamilton CBD
 Main arterial routes

Chattels

Fixed Floor Coverings	Light Fittings	Drapes	Garden Shed
Stove	Heat Pump	Water Filter	Bathroom Mirror
Rangehood	Curtains	Clothesline	Auto Garage Door
Blinds	Smoke Detectors	Dishwasher (as is)	DVS Ventilation System
Bathroom Extractor Fan	Garage Door Remote	Washing Machine Taps	



Rental Appraisal —

9 Enderley Lane Enderley

2 BED | 1 LIVING | 1 BATH | 1 CAR

I have assessed this property on the 5 March 2026 and advise that the expected weekly rental return would be approximately.

\$500–\$520

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**

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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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.



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.



Emma Bland

022 161 8657 admin.terryryan@lugtons.co.nz

Emma brings over eight years of experience in the real estate industry, both as a salesperson and an assistant. She is a licensed real estate agent and holds a bachelor's degree in Communications with a focus in Public Relations.

Emma acts as the central hub for communication, scheduling, and client support, allowing our agents to focus on what they do best: helping clients buy and sell homes. With a passion for organisation and a sharp eye for detail, Emma ensures that every transaction moves forward seamlessly - from listing paperwork to closing day. She believes that open communication and a positive environment are key to success, often going the extra mile to ensure everyone stays informed and engaged.

After a short break away, we have embraced the return of Emma back to our team. Known for her bubbly personality, strong work ethic, and outstanding organisational skills, Emma is a valuable asset to Team Terry and Heather.



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