

First Home or Investment? You Decide!

141 Fitzroy Avenue
Fitzroy



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About the Property —

First-home buyers and investors, take note - this solid 110m² brick home offers an incredible opportunity in the growing suburb of Fitzroy. Set on a generous 663m² level section, this 1970s-built property provides the perfect balance of comfort and potential. Move in and enjoy as-is, or add your own touches over time to enhance its value. The functional layout includes a separate dining area, lounge, and laundry, along with three well-proportioned bedrooms.

What truly sets this home apart is the large garage and workshop -ideal for car enthusiasts, hobbyists, or even a potential home-and-income setup. The fully fenced section provides security for children and pets, while the location ensures convenience, with Glenview shops, schools, and parks just moments away. With its solid construction and prime location, this home is a smart choice for those looking to secure their future. Contact Kirn Parmar today to arrange a viewing!

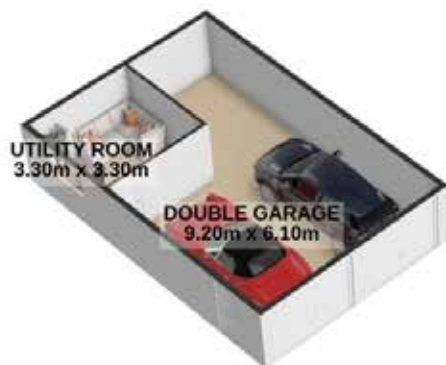










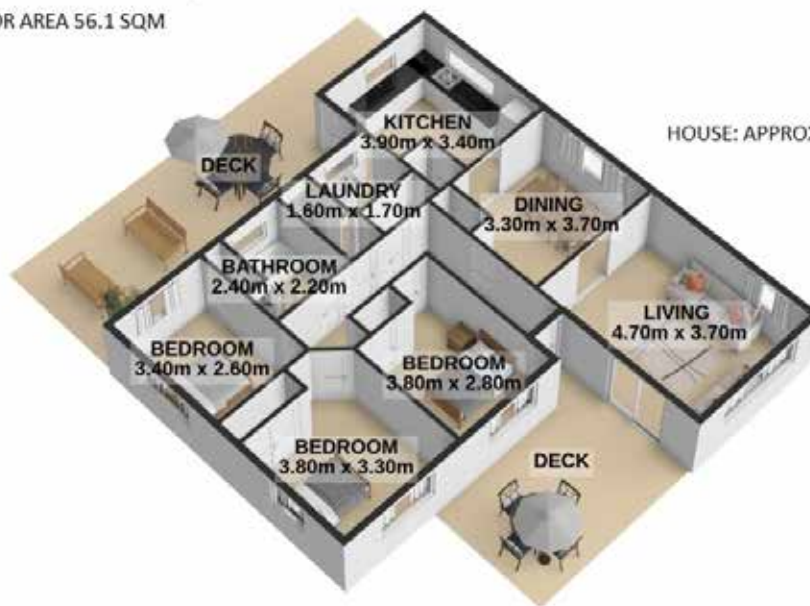


141 Fitzroy Avenue

Total approx. floor area 161.1 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.

GARAGE: APPROX FLOOR AREA 56.1 SQM



HOUSE: APPROX FLOOR AREA 105.0 SQM

Additional Information —

Legal Description		Local Schools	Local Conveniences
Legal Lot	29	Glenview Primary School	Close proximity to the Hospital
Legal DP	DP 9826	Melville High School	
Record of Title	SA7D/401		
Land Area	663m²		
Year Built	1970's		

Chattels	
Stove	Bathroom Mirror
Fixed Floor Coverings	Washing Machine Taps
Light Fittings	
Heat Pump	
Bathroom Extractor Fan	



Rental Appraisal —

141 Fitzroy Avenue Fitzroy

3 BED | 1 LIVING | 1 BATH | 2 CAR

I have assessed this property on the 13 March 2025 and advise that the expected weekly rental return would be approximately.

\$620—\$680

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**



Meet Your Sales Consultant —



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.

As a proud member of Terry Ryan's esteemed team at Lugtons Real Estate, I thrive on collaboration and synergy. Together, we share unwavering work ethics and values, ensuring you receive exceptional service and support.



Meet Your Sales Consultant —



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.



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