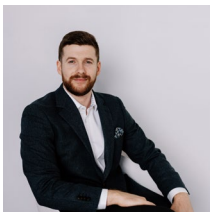


Packed with Potential

52 Forest Lake Road
Forest Lake



Blake Agnew

Sales Consultant

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Terry Ryan

Sales Consultant

021 909 978

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About the Property —

This substantial property presents an exceptional opportunity for families, renovators, or developers to secure a home that truly offers both content and potential.

Built with solid proportions and lovingly maintained over the years, the home sits proudly on an 862sqm section. At 310sqm, the floorplan is generous in every sense, providing space and flexibility for large or extended families.

Inside, you'll find five plus bedrooms, two bathrooms, and a separate toilet, all in tidy original condition. The home has been well kept, offering immediate comfort for those wanting to move straight in, yet also providing the perfect blank canvas for those ready to renovate and modernise. Two spacious living areas give options for entertaining or quiet family relaxation, while the sheer scale of the home ensures that everyone has room to spread out.

Outdoors, the property continues to impress. The large section offers room for kids and pets to play, while its size and zoning present an exciting opportunity for development. With council correspondence available outlining what can be achieved, buyers can explore subdivision or redevelopment options with confidence.

Whether you're looking for a do-up project with strong bones, a family-sized home to add your own style to, or a prime site for future development, this property ticks all the boxes. The combination of sun-soaked living, generous content, and serious potential makes it a rare find in today's market.



















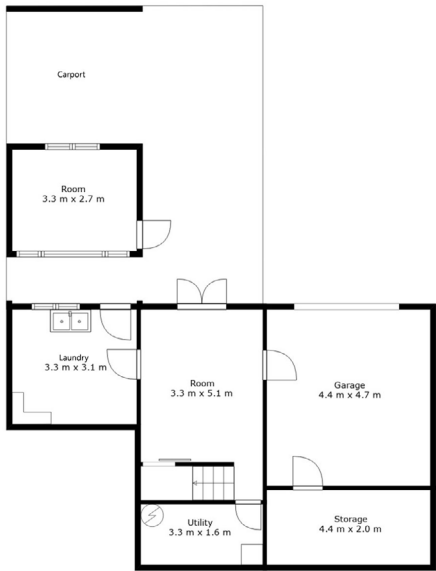
52 Forest Lake Road

Total Floor Area: 310 sq.m APPROX.



Floor 2

Floor 3



Floor 1



This floor plan has been created by inHouse and are intended solely for marketing purposes, the floor areas mentioned also encompass the garage areas unless explicitly stated otherwise. The plans are not scale drawings, however, we've made every effort to ensure the accuracy of the information, but we cannot be held liable for any potential inaccuracies. We kindly request that you refrain from reproducing or distributing the floor plans without obtaining consent from inHouse.



Additional Information —

Legal Description		Local Schools	Local Conveniences
Legal Lot	2	Forest Lake School	Hamilton CBD
Legal DP	DPS 2278	Maeroa Intermediate	Beerescourt Tennis & Bowling Club
Record of Title	SA1088/215	St Peter Chanel Catholic School	Waterworld
Land Area	862m²	Waikato Diocesan School for Girls	The Base
Year Built	1953	St Josephs Catholic School	Main Artillery Roads
		St Columbas Catholic School	

Chattels			
Dishwasher	Waste Disposal	Clothesline	Bathroom Mirrors
Burglar Alarm	Light Fittings	Fireplace	Electric Heater
Fixed Floor Coverings	Curtains	Washing Machine Taps	Gas Heater Ducting System
Rangehood	Cooktop	Wall Oven	



Rental Appraisal —

52 Forest Lake Road Forest Lake

5 BED | 2 LIVING | 2 BATH | 2 CAR

I have assessed this property on the 27 August 2025 and advise that the expected weekly rental return would be approximately.

\$650—\$700

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 —



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.

Blake's commitment to achieving outstanding results is driven by his understanding that buying or selling a home is a significant event in people's lives. Blake views it as a privilege to be trusted with such a critical responsibility, and he works diligently/tirelessly to exceed his clients' expectations every step of the way.



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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