

Village Vibes Within Minutes to the City

1056 Gordonton Road
Gordonton



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T&H

 **Lugtons**



About the Property

4 BED | 1 LIVING | 2 BATH | 2 CAR

1056 Gordonton Road
Gordonton

Welcome to your future haven at 1056 Gordonton Road! Nestled in the heart of the charming Gordonton village, this property offers an idyllic blend of comfort, convenience, and potential for future growth.

Featuring 4 bedrooms and 1 bathroom, with an ensuite off the master bedroom, this home is tailor-made for families seeking space and functionality. The renovated kitchen boasts elegant white detailing, creating a fresh and bright ambiance perfect for culinary adventures.

But the appeal doesn't stop there! Imagine cozy winter nights, flames flickering in the woodburner, heating the open plan kitchen, dining, and living area. Plus, heat pump and extensive insulation ensuring year-round comfort throughout the home.

For those who work or study from home, you'll appreciate the convenient office nook that can be closed off for privacy—a sanctuary for productivity and focus.

Location-wise, you couldn't ask for more. Enjoy the peaceful village vibe while being just minutes away from Hamilton city. With excellent primary schooling and a convenient bus route to Rototuna Middle and High School, this property offers the perfect balance of tranquillity and accessibility.

Outside, the adventure continues with a generously sized 1086m2 section, fully fenced for privacy and security. The garaging includes a workshop, ideal for DIY enthusiasts or extra storage.

But perhaps with the size of the land area, what is the future 'potential' this property may hold? We recommend you consult with the Waikato District Council to explore the full scope of possibilities for this property.

Don't miss out on this rare opportunity to own a piece of Gordonton paradise with endless possibilities for your family's future. Schedule a viewing today and start envisioning the life you've always dreamed of at 1056 Gordonton Road!

















Legal Description

Lot 5	DP 29440
Record of Title:	SA27B/344
Land Area:	1086m ²
HCC Rates:	\$2649.25
WRC Rates:	\$462.95
Age:	1950-1959

Chattels

- Rangehood
- Under Bench Oven
- Electric Cooktop
- Dishwasher
- Light Fittings
- Heat Pump
- Fixed Floor Coverings
- Curtains
- Blinds
- Clothesline



Local Schools

Gordonton Primary School
Rototuna Junior High School
Rototuna Senior High School

Local Conveniences

Gordonton Village
Woodlands Historic Homestead
Cornerstone Alpacas
Zealong Tea Estate

Rental Appraisal

**1056 Gordonton Road
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I have assessed this property on the 21th March 2024 and advise that the expected weekly rental return would be approximately.

\$780 - \$820

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

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.





Terry Ryan

Sales Consultant

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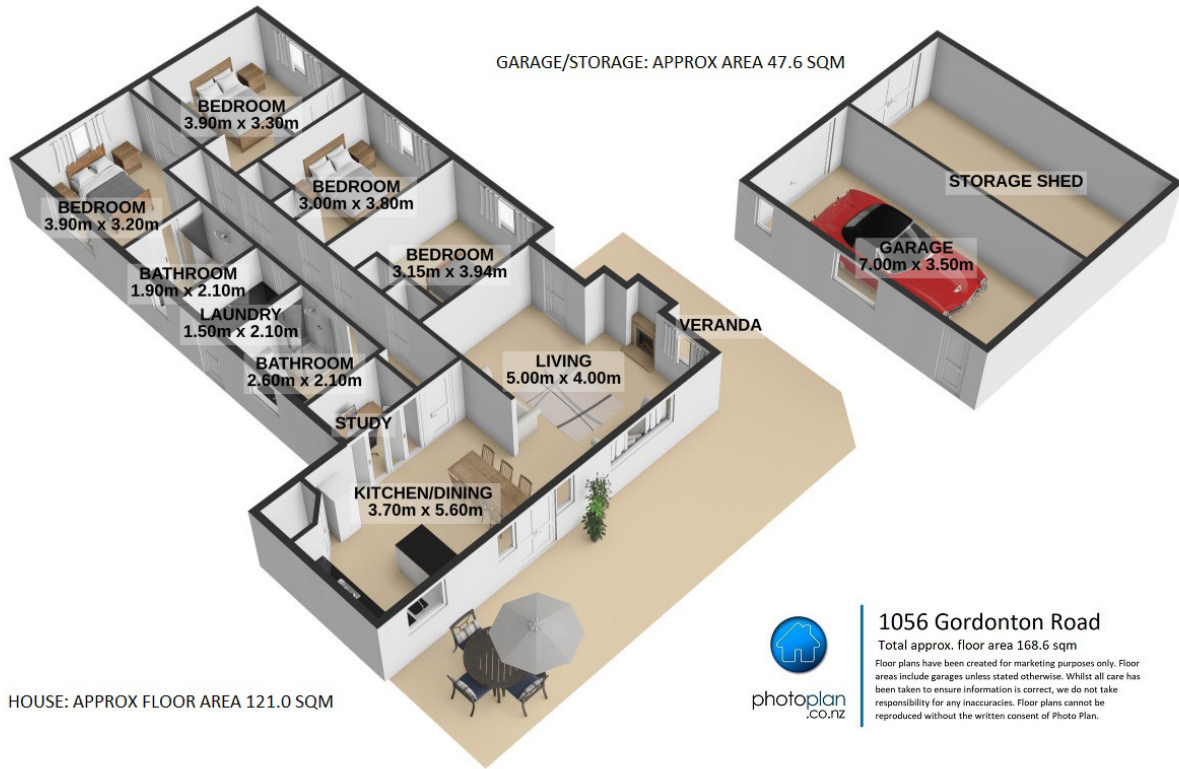
Achieving Supreme Double Diamond has nothing to do with luck, but has everything to do with market knowledge, experience, commitment and a determination to ensure clients achieve the best possible result.

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.





HOUSE: APPROX FLOOR AREA 121.0 SQM

GARAGE/STORAGE: APPROX AREA 47.6 SQM



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1056 Gordonton Road

Total approx. floor area 168.6 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.



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