

Modern Luxury

12 Halley Drive
Chartwell



Terry Ryan

Sales Consultant

021 909 978

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Heather Whyte

Sales Consultant

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About the Property —

Discover contemporary comfort and style in this brand-new, quality-built home. Featuring four spacious double bedrooms, each designed for privacy and relaxation, this home suits families, professionals, or anyone who values space.

Extra high ceilings enhance the sense of space and light throughout, creating an open and airy atmosphere. The stylish, high-spec kitchen, complete with premium chattels and gas hobs, is perfect for cooking and entertaining. Expansive living areas flow seamlessly outdoors, ideal for alfresco dining and gatherings.

Sophisticated tiled bathrooms offer quality fixtures and ample space. A fully fenced, landscaped yard provides a safe, private haven for children and pets. The home's striking design stands out in this tidy subdivision, complemented by double garaging and extra off-street parking.

Built for comfort, it features double glazing, a ducted cooling and heating system, and gas hot water. Conveniently located near Wairere Drive and a new shopping centre, this home ensures easy access to amenities and major routes. With a 10-year Master Builder Guarantee, this stunning residence is a perfect family home, stylish retreat, or investment property.

























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12 Halley Drive

Total approx floor area 176.0sqm

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		Local Schools	Local Conveniences
Legal Lot	603	Insoll Avenue School	Park Village Shops
Legal DP	DP 587367	Fairfield Intermediate	The Wayward Pigeon
Record of Title	1114096	St Pauls Collegiate	Chartwell Shopping Mall
Land Area	360m²	Southwell School	Raymond Park
HCC Rates	N/A	Te Wanaga	Waikato Expressway
WRC Rates	N/A	Fairfield College	Main arterial routes
Year Built	2024		

Chattels		
Gas Cooktop	Fixed Floor Coverings	Washing Machine Taps
Underbench Oven	Smoke Detectors x 3	Clothesline
Rangehood	Burglar Alarm	Auto Garage Door
Dishwasher	Heated Towel Rail	Garage Door Remotes x 2
Light Fittings	Bathroom Mirrors x 2	



Rental Appraisal —

12 Halley Drive Chartwell

4 BED | 1 LIVING | 2 BATH | 2 CAR

I have assessed this property on the 2 April 2025 and advise that the expected weekly rental return would be approximately.

\$750–\$770

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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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.



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.



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.



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.



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