

Your Harrowfield Haven Awaits

30A Harrowfield Drive
Harrowfield



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T&H
Terry Ryan & Heather Whyte
Real Estate

 **Lugtons**



About the Property

3 BED | 1 LIVING | 2 BATH | 2 CAR

30A Harrowfield Drive
Harrowfield

Nestled in the prestigious and family-friendly Harrowfield, this beautifully presented, low-maintenance home offers the perfect lifestyle upgrade.

Step inside to discover a thoughtfully designed 3-bedroom home that caters to both growing families and those seeking a peaceful retreat. The spacious living area is ideal for family gatherings, while the separate dining space creates a welcoming environment for shared meals. The kitchen has been tastefully modernized with high-end appliances and generous bench space, ready to inspire the household chef.

Downstairs, two well-proportioned bedrooms and a stylish, newly refreshed main bathroom provide comfort and convenience. Upstairs is your private sanctuary, featuring the master bedroom with its own dedicated bathroom, abundant wardrobe space, and an elevated position to soak in the sunlight.

The outdoor entertaining area is sure to delight, with a covered patio perfect for year-round alfresco dining, surrounded by mature gardens and artificial grass that keep maintenance to a minimum while maximizing leisure time.

Harrowfield is a suburb that embodies community spirit and premium living. From the famous Christmas Lights to the nearby Harrowfield Club offering parks, tennis courts, and exclusive events, there's always something to enjoy. Families will appreciate being in zone for the highly sought-after Hukanui Primary School, and retirees will love the security, serene environment, and manageable gardens.

















BOUNDARY LINES ARE INDICATIVE ONLY





Legal Description

Lot 1	DP 592414
Record of Title:	1137505
Land Area:	499m ²
HCC Rates:	\$3737.14

Chattels

- Cooktop
- Underbench Oven
- Rangehood
- Dishwasher
- Light Fittings
- Fixed Floor Coverings
- Blinds
- Smoke Detectors
- Heated Towel Rails x 2
- Bathroom Extractor Fans x 2
- Mirrors x 2
- Auto Garage Door & Remotes x 2
- Clothesline
- Washing Machine Taps
- Outside Water Heater



Local Schools

- Hukanui Primary School
- Fairfield Intermediate


Local Conveniences

- Base Shopping Center
- Chartwell Shopping Center
- River walks



Meet your sales consultant

Kirn Parmar

 027 854 7722

 kirn.parmar@lugtons.co.nz


Hi, I'm Kirn Parmar. I moved from Toronto, Canada to Hamilton, New Zealand to focus on a better life balance for me and my family. I have fallen in love with this city and am very proud to call Hamilton my 'home'. My academic qualifications are in both accounting/finance and software programming. My mixed background has provided me with excellent communication and negotiation skills. I have always had a passion for Real Estate and the opportunities/significance it can have for people's lives, whether it be creating your family's foundation or building on future investments.


I value the benefits of working on a team as opposed to an individual agent working in isolation. I am privileged to be part of Terry Ryan's reputable team at Lugtons Real Estate, which supports the same work ethics and values as my own. I look forward to helping you in any way that I can.



Meet your sales consultant

Terry Ryan

 021 909 978

 terry.ryan@lugtons.co.nz

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.

Your property is not just another listing; it is something you have worked hard for, cared for, and no doubt has a special significance to you. Accordingly, Terry will ensure it is marketed to receive maximum exposure and attract the best price the market has to offer.

Rental Appraisal

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I have assessed this property on the 20th February 2025 and advise that the expected weekly rental return would be approximately.

\$740 - \$780

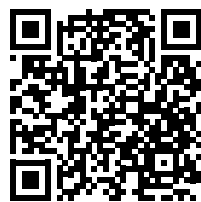
Please note this appraisal has been compiled with information sources regarding market rentals at the date of this appraisal. As rental values vary regularly depending on supply and demand, it is important to note that this is our considered opinion only as to the value and not a guarantee of rental 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**





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