

Space, Style & Second Dwelling

386 Horotiu Road
Te Kowhai



Heather Whyte

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About the Property —

Escape the ordinary and embrace the best of both worlds – rural calm with city convenience – just minutes from Hamilton. Set on 7,616m² (more or less), this remarkable Te Kowhai property blends space, comfort, and quality into one complete lifestyle package.

The 350m² residence opens with a statement entrance and generous proportions throughout. Families will appreciate the versatility of two lounges, a sun-filled open-plan kitchen and dining area, and seamless flow to the outdoors. Five double bedrooms provide ample space for everyone, complemented by a family bathroom with separate shower and WC, while the master suite boasts a luxurious ensuite and a walk-in wardrobe of grand proportions. Recently refreshed with brand-new carpet, drapes, and sheers throughout, the home feels beautifully updated and ready to enjoy. Add three-car carpeted garaging, gas infinity hot water, and multiple heat pumps for effortless year-round comfort.

Summer living here will be unforgettable. A Narellan in-ground pool with heat pump and spa pool create the ultimate setting for relaxation and entertaining, all fully fenced and powered by 20 solar panels to keep running costs efficient.

Extended family and guests are well catered for with a private, fully self-contained 80m² secondary dwelling – ideal for multi-generational living or additional income.

Practical features enhance the lifestyle: a large freestanding shed for a gym, workshop, or boat storage; two garden sheds; a chicken coop; plus the ride-on mower and trailer included for easy upkeep. Multiple water tanks with UV filtration supply both homes, with a third tank dedicated to taps and land irrigation.

In sought-after Te Kowhai, close to schools and local amenities, this property offers space, style, and serenity – all within an easy commute to the city.

A lifestyle sanctuary – ready for its next chapter.





















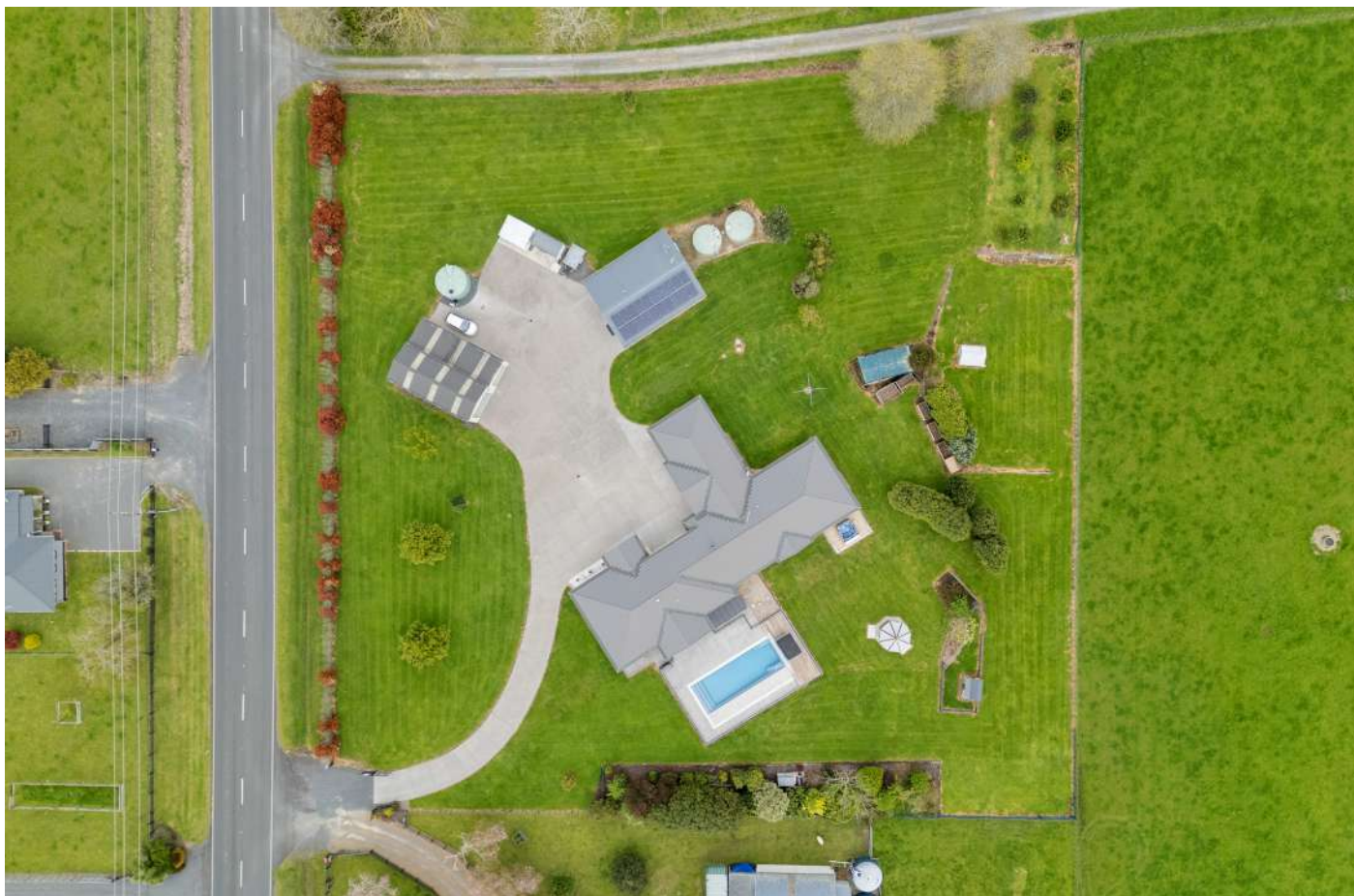












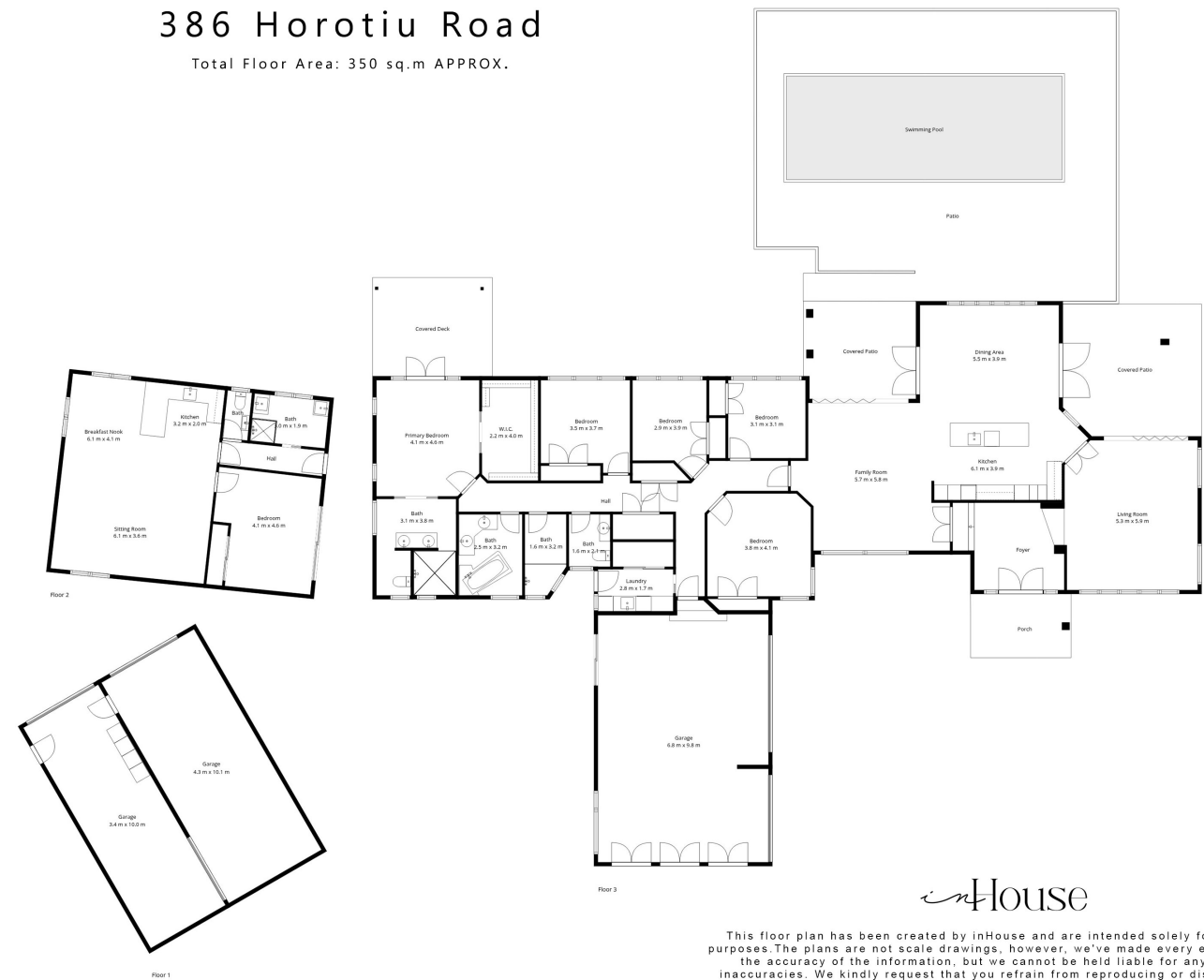






386 Horotiu Road

Total Floor Area: 350 sq.m APPROX.



inHouse

This floor plan has been created by inHouse and are intended solely for marketing purposes. 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	1	Te Kowhai School	Te Kowhai Village
Legal DP	DP 325496	Fraser High School	Hamilton Zoo
Record of Title	103002	Waipa School	Raglan
Land Area	7616m ²	St Pauls Catholic School	Expressway to Auckland
HCC Rates	\$5,242.37	Ngaruawahia	
WRC Rates	\$887.81		
Year Built	2000-2009		

Chattels

Rangehood	Garden Shed x 2	Bathroom Underfloor heating (as is)	Infinity Gas for Hot Water in both dwellings - Gas Bottles
Dishwasher	Wall Oven (Bosch) x 2		
Light Fittings	Spa Pool (as is)	UV Filter on Water Tank.	
Smoke Detector	Shed with Power	2 x 25,000 Ltr Water Tanks	
Auto Garage Door x 2	Bathroom Extractor Fan x 3	Heat Pump on Swimming Pool	
Garage Door Remote x 2	Chicken Shed and Run		
Blinds	Playhouse	Heat Pump in Master Bedroom	
Drapes	Pergola		
Fixed Floor Coverings	Weights in Gym are Negotiable	2 x Heat Pump Cassettes in Living area	
Pool Equipment			
Electric Cooktop	Ride on Mower and Trailer (as is)	1 x Heat Pump in Secondary Dwelling	
Water Filter - On Tank			
TV Brackets x 2	Solar Panels x 20		



Rental Appraisal —

386 Horotiu Road Te Kowhai

I have assessed this property on the 14 October 2025 and advise that the expected weekly rental return would be approximately.

\$850–\$900

MAIN DWELLING

4 BED | 1 LIVING | 2 BATH | 2 CAR

\$350–\$400

SECOND DWELLING

2 BED | 1 LIVING | 1 BATH

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**
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Meet The Team —



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.



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.



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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