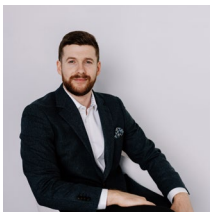


Opportunity Awaits Here

**100 Hukanui Road
Chartwell**



Blake Agnew

Sales Consultant

021 195 0238

blake.agnew@lugtons.co.nz



Terry Ryan

Sales Consultant

021 909 978

terry.ryan@lugtons.co.nz





About the Property —

Unlock the potential at 100 Hukanui Road—a prime opportunity in a sought-after location. Set on a substantial 1011sqm (more or less) freehold section, this property offers options galore for astute buyers.

The existing home features three bedrooms, a family bathroom, and generous living spaces that offer a solid foundation for renovation. Whether you're looking to restore and modernise the original dwelling or simply land bank for the future, the choice is yours.

A detached double garage provides excellent storage or workshop space, and the large flat section opens up exciting possibilities for development (subject to council approval).

With its strategic position near key amenities, schools, and transport links, this is a location where value and potential go hand in hand.

Opportunities like this don't come around often—develop, land bank, or renovate and make this your next smart move.









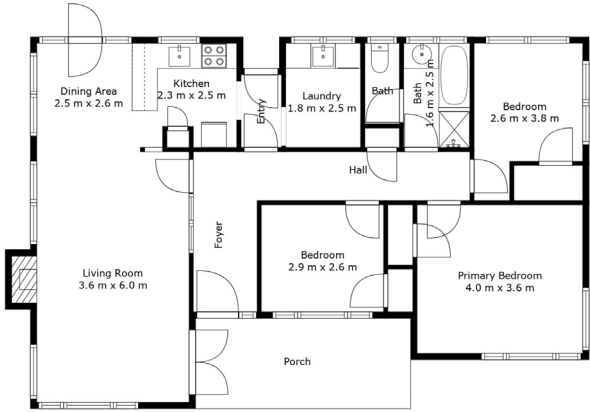
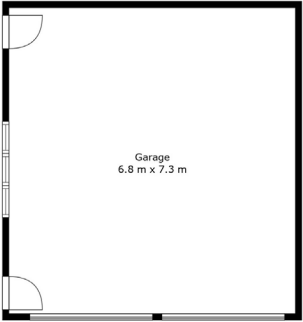






100 Hukanui Road

Total Floor Area: 113 sq.m APPROX.



inHouse

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	3	Insoll Avenue School	Porritt Stadium
Legal DP	DP 5383	Fairfield Primary School	Donny Park
Record of Title	SA1736/18	Hukanui School	Chedworth Park
Land Area	1012m²	St Josephs Catholic School	Chartwell Shopping Centre
HCC Rates	\$4097.41	Fairfield Intermediate	Greenhill Shops
WRC Rates	\$796.90	Fairfield College	Wayward Pigeon
		Waikato Diocesan School for Girls	Rototuna Shopping Amenities
		St Pauls Collegiate	

Chattels

All Chattels As Is Where Is



Rental Appraisal —

100 Hukanui Road Chartwell

3 BED | 1 LIVING | 1 BATH

I have assessed this property on the 1 July 2025 and advise that the expected weekly rental return would be approximately.

\$550—\$580

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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