

# Relax, Unwind in Rototuna

**392E Hukanui Road**  
Rototuna



**Terry Ryan**

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## About the Property —

Discover a superb opportunity in the heart of Rototuna with this spacious four-bedroom home, built in 2007 with a cavity system and priced to sell. Tucked away down a private, quiet lane amongst quality homes, this property delivers comfort, convenience, and peace of mind.

Step inside to a generous living area that captures all-day sun and offers seamless indoor–outdoor flow to a north-facing, private courtyard—ideal for relaxed entertaining or simply unwinding in your own sheltered space. With two bathrooms to choose from, the layout provides excellent flexibility for families, professionals, or those looking to downsize without compromise.

This is the perfect lock-up-and-leave option, offering low-maintenance living on an easy-care 400sqm freehold section. Double garaging plus extra parking adds to the practicality, and importantly, there are no body corp fees to worry about.

The location is unbeatable—walking distance to supermarkets, cafes, and all Rototuna amenities, plus zoning for excellent local schools. Whether you're retiring, investing, or seeking a modern and manageable home in a premium neighbourhood, this property ticks the boxes.

Just the one owner, my vendors have loved living in such a quiet, convenient location, so don't miss this affordable and much loved home.





































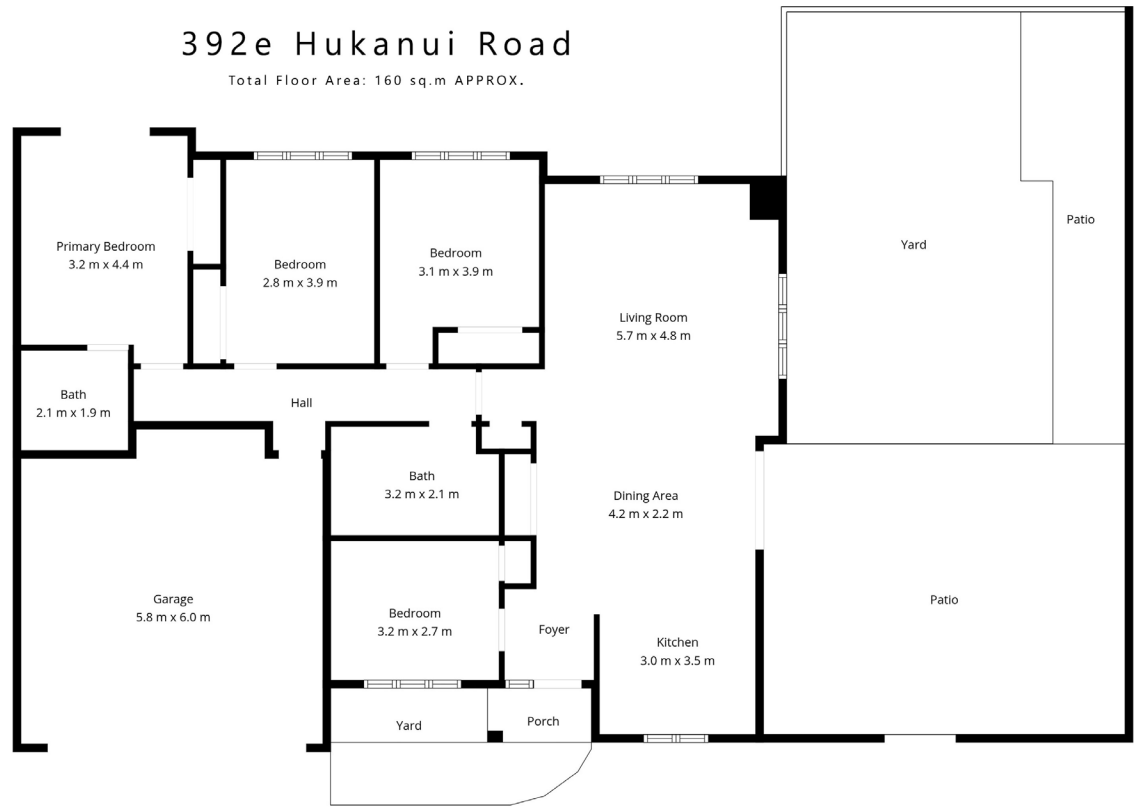












inhouse

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Additional Information —

Legal Description		Local Schools	Local Conveniences
Legal Lot	6	Rototuna Primary School	Tauhara Park
Legal DP	DP 374563	Hukanui School	Callum Brae Family Golf & Cafe
Record of Title	300696	Rototuna Junior High School	Kirikiroa Stream walks
SECONDLY, An Estate in Fee Simple as to 1/8 share of 618m2 more or less, being Lot 10 DP374563, also comprised in CT300696		Rototuna Senior High School	Thomas Road amenities, cafes & restaurants
HCC Rates	\$4264.69		Main arterial routes
WRC Rates	\$676.09		Waikato Expressway
Year Built	2006		

Chattels			
Dishwasher	Blinds	Washing Machine Taps	Underbench Oven
Burglar Alarm	Light Fittings	Garden Shed	Fridge
Fixed Floor Coverings	Heat Pump	Bathroom Mirrors x 2	Awning & Remote x1
Rangehood	Smoke Detectors	Auto Garage Door	Gas Cooktop
Waste Disposal	Garage Door Remotes x 2	Bathroom Extractor Fans x 2	
Heated Towel Rails x 2	Clothesline	HRV Ventilation System	





## Rental Appraisal —

# 392E Hukanui Road Rototuna

4 BED | 1 LIVING | 2 BATH | 2 CAR

I have assessed this property on the 26 November 2025 and advise that the expected weekly rental return would be approximately.

# \$690–\$720

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.



Terry Ryan | 021 909 978

Heather Whyte | 027 239 2751

[terryryan.co.nz](http://terryryan.co.nz)







## Meet The Team —



### Terry Ryan

021 909 978    [terry.ryan@lugtons.co.nz](mailto: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](mailto: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.





## Blake Agnew

021 195 0238   [blake.agnew@lugtons.co.nz](mailto: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](mailto: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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