

# Your First Home Sweet Home

103A Insoll Avenue  
Enderley



**Terry Ryan**

021 909 978  
terry.ryan@lugtons.co.nz

**Heather Whyte**

027 239 2751  
heather.whyte@lugtons.co.nz

**T&H**

 **Lugtons**





## About the Property

2 BED | 1 LIVING | 1 BATH | 1 CAR

**103A Insoll Avenue**  
Enderley

Step inside to discover a home that has undergone a stunning cosmetic makeover, sparing no detail in ensuring modern elegance and functionality. With all the hard work already completed, this home is ready for you to simply move in and start enjoying the lifestyle it offers.

Tasteful redecoration has breathed new life into every corner, with fresh blinds, light fittings, and a revitalized kitchen that beckons with its updated charm. This delightful 2-bedroom home offers the perfect blend of comfort, style, and convenience. A private rear section, there's ample space for outdoor enjoyment, whether it's hosting barbecues, relaxing in the sunshine, or even setting up a trampoline for the kids. Whether you choose to park your car in the single garage or transform it into your personal outdoor gym or man cave, the possibilities are endless.

Don't miss out on the opportunity to make this enchanting abode your own. With its convenient location, this home in Enderley is sure to capture your heart. Schedule your viewing today and prepare to fall in love!

































## Legal Description

Lot 3	DP 37378
Record of Title:	SA41A/127
HCC Rates:	\$2335.33
WRC Rates:	\$470.22
Age:	1980's

## Chattels

- Stove
- Rangehood
- Light Fittings
- Fixed Floor Coverings
- Curtains and Blinds
- Clothesline
- Washing Machine Taps
- Heat Pump





## Local Schools

Fairfield Intermediate  
Insoll Avenue  
Peachgrove Intermediate  
Fairfield College

## Local Conveniences

Chartwell Square  
Waikato Expressway  
Greenhill Shopping Centre  
5 Cross Roads Shopping  
Porritt Stadium  
Roaming Giant  
Claudlands Globox Arena  
Claudlands Park



# Rental Appraisal

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I have assessed this property on the 3rd April 2024 and advise that the expected weekly rental return would be approximately.

## \$570 - \$600

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**





# 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)







## Heather Whyte

**Sales Consultant**

027 239 2751

heather.whyte@lugtons.co.nz

"I entered Real Estate coming from a background of Sales and Hospitality Management. Over a 10 year period I enjoyed a successful sales career working with Blue Chip Corporates such as Lion Nathan and Coca-Cola Amatil. The training, high expectations and success I experienced with these two market leaders gives me the discipline and advantage to be on the front foot when it comes to selling, marketing and assisting you in your next property move."

### **My commitment to you...**

I appreciate every client is unique in their requirements and I want to ensure that your experience in what can be a very stressful process is an experience you will look back at favourably.

I am fortunate to be working in an industry that brings together two of my passions: People & Property.

Results orientated. I will help you negotiate to get the best possible price when buying or selling.

Sales and marketing skills honed by my experience in the corporate world.

### **I can help you take the next step...**

I can offer you a no-obligation current market appraisal of your home, including relevant information on recent sales within your area, current listings in your area and discuss different methods of sale; together we can find the best way to successfully market your home.







## Terry Ryan

**Sales Consultant**

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.

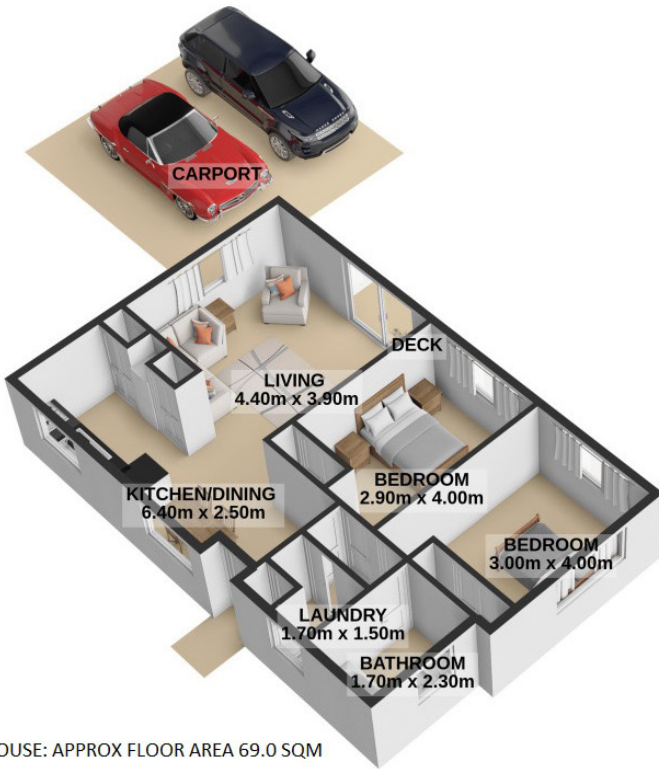
Anyone could simply sell your property, but if you want to ensure you maximise the potential of one of your most significant assets and obtain what it is really worth you need:

- Expertise that comes with over 26 years of successful results
- Hundreds of satisfied clients
- An extensive database of potential buyers
- The backing of a team of dedicated professionals

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.







HOUSE: APPROX FLOOR AREA 69.0 SQM

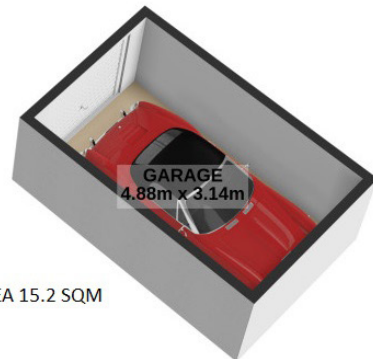


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## 103a Insoill Avenue

Total approx. floor area 84.2 sqm

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.



GARAGE: APPROX FLOOR AREA 15.2 SQM



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