

# Luxurious Lake Living

**4/15 Lake Domain Drive**  
Hamilton Lake



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## About the Property —

Welcome to 4/15 Lake Domain Drive – a rare gem offering the ultimate blend of lifestyle, luxury, and location just steps from Hamilton Lake and Innes Common.

Tucked away off the road in an exclusive enclave, this contemporary townhouse is an ideal choice for professionals, or those looking to downsize without compromise. Inside, you'll find three generous bedrooms, including a luxurious master suite complete with a stunning ensuite and a spacious walk-in wardrobe. The generous family bathroom upstairs is beautifully appointed, and there's the added convenience of a discreet extra toilet downstairs.

With both upstairs and downstairs living areas, this home is designed for comfort and flexibility. The upper lounge flows to a large balcony with lake views—perfect for a morning coffee or evening unwind. Downstairs, the expansive open-plan living and dining area is ideal for entertaining, seamlessly extending through glass doors to multiple patios for indoor-outdoor living year-round.

The entertainer's kitchen is a true highlight, featuring a walk-in pantry offering ample storage, and quality finishes throughout. A generous separate laundry and a full double garage add to the practicality of the home, while an internal lift offers effortless convenience—whether for yourself or your refreshments—as you enjoy the lake views.

Stay comfortable year-round with heat pumps on both levels, and enjoy the ease of an easy-care section that lets you spend your weekends enjoying the lake, not maintaining the garden.

Only minutes from Hamilton's CBD, this is city-fringe living at its finest. Whether it's a lakeside stroll, a coffee at the Verandah, or a quick commute to work, the lifestyle on offer here is hard to beat.

Don't miss your chance to secure this exceptional property in one of Hamilton's most desirable lakefront locations.













































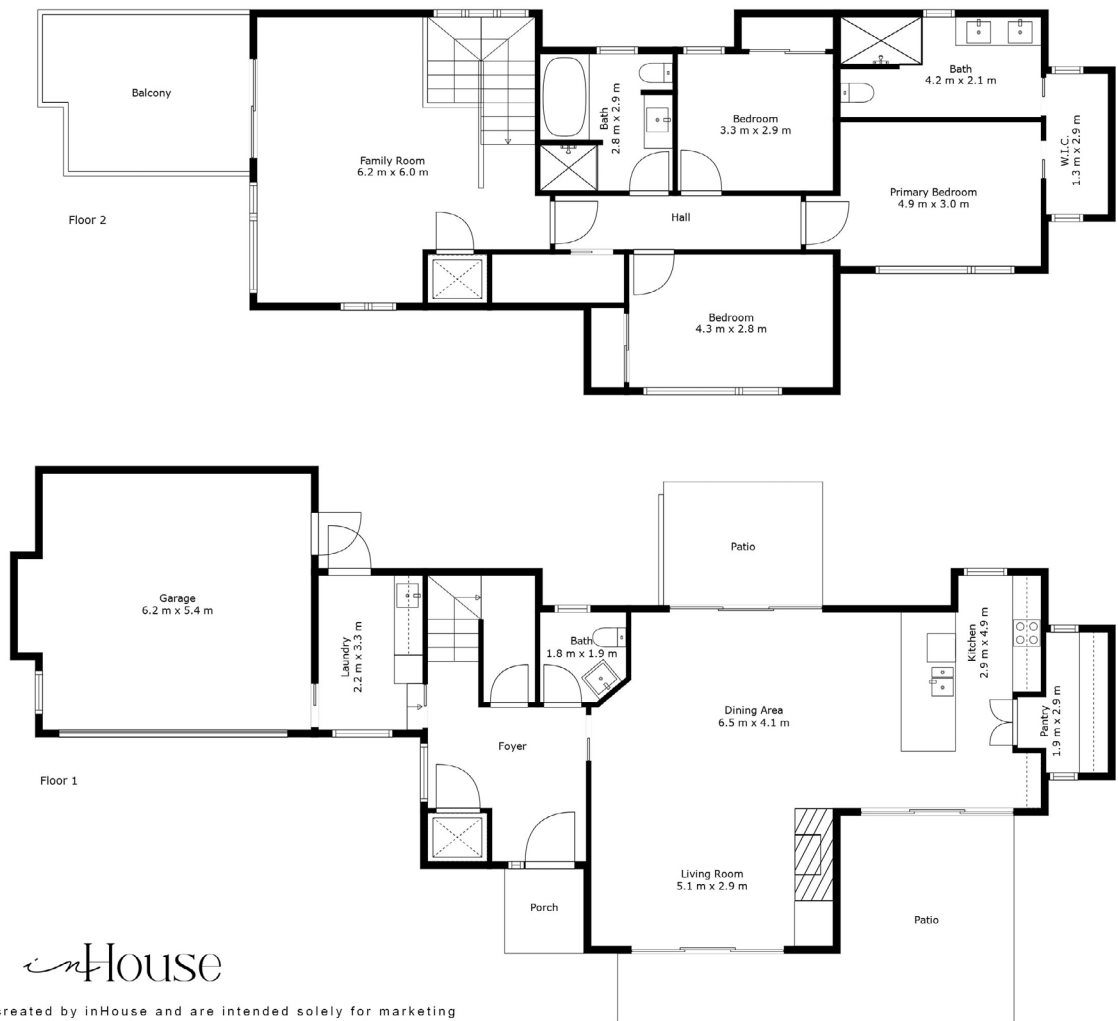






## 3/15 Lake Domain Drive

Total Floor Area: 223 sq.m APPROX.



*in*House

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Additional Information —

Legal Description		Local Schools	Local Conveniences
Legal Lot	5	Hamilton Girls High School	Hamilton Lake Walk
Legal DP	DP 602262	Hamilton West School	Verandah Cafe
Record of Title	1175273	Whitiora School	Waikato Hospital
Land Area	318m²	Mearoa Intermediate	Hamilton CBD
Year Built	2025		Main arterial routes
			Waikato Stadium

Chattels

Dishwasher	Heated Towel Rails x 2	Auto Garage Door	Washing Machine Taps
Fixed Floor Coverings	Light Fittings	Garage Door Remotes x 2	Underbench Oven
Rangehood	Heat Pumps x 3	Bosch Induction Cooktop	Lift
Waste Disposal	Smoke Detectors	Gas Fireplace	



# 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.



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## Meet The Team —



### Terry Ryan

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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.





## Kirn Parmar

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Welcome to my world of Real Estate! Driven by a passion for empowering people's lives through property, I'm dedicated to expertly guiding you through Hamilton's dynamic market. Whether you're building a family home or expanding your investment portfolio, I'm committed to making your dreams a reality.



## 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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