

Cozy Two Bedroom Gem

13A Lewis Street
Glenview



Terry Ryan

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T&H

 **Lugtons**



About the Property

2 BED | 1 LIVING | 1 BATH | 1 CAR

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Glenview

Looking to make your first step into homeownership or perhaps considering downsizing? Then don't miss viewing this charming 2-bedroom brick unit nestled in the established suburb of Glenview.

This cozy unit strikes the perfect balance between modern upgrades and the potential for personal touches, allowing you to tailor it to your tastes. The kitchen has been tastefully modernized, and the bathroom updated, taking care of the essentials. For year-round comfort, a heat pump has been installed.

Convenience is key here, with a single attached garage featuring a handy storage room at the back, offering ample space for your belongings. Outside, the front yard invites you to add your own greenery—a perfect spot for a vegetable garden or a safe space for your pets to play.

Situated in a sought-after location, this home offers easy access for those commuting to Waikato Hospital and the Glenview Shopping Centre, ensuring all your daily needs are within reach.

















Legal Description

| | |
|------------------|-----------|
| Flat A | DPS 18561 |
| Record of Title: | SA17A/813 |
| HCC Rates: | \$1951.91 |
| WRC Rates: | \$398.99 |
| Age: | 1970-1979 |

Chattels

- Stove
- Light Fittings
- Fixed Floor Coverings
- Heat Pump
- Curtains
- Clothesline



Local Schools

Glenview Primary School
Melville Intermediate
Melville High

Local Conveniences

Glenview Shopping Centre
Waikato Hospital
Hamilton Airport

Rental Appraisal

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I have assessed this property on the 22nd March 2024 and advise that the expected weekly rental return would be approximately.

\$500 - \$540

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.



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Heather Whyte

Sales Consultant

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"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.





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Sales Consultant

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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.

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.





13A Lewis Street

Total approx. floor area 96.5 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.



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