

Spacious & Versatile Family Liivng

65 Lewis Street
Glenview



Kim Parmar

Sales Consultant

027 854 7722

kim.parmar@lugtons.co.nz



Terry Ryan

Sales Consultant

021 909 978

terry.ryan@lugtons.co.nz



About the Property —

Perfectly positioned in the heart of Glenview, 65 Lewis Street offers a rare combination of space, flexibility, and convenience—ideal for growing families, extended households, or those seeking additional income potential. Step inside to discover a beautifully modernized interior designed for comfortable everyday living. The open-plan layout features a stylish contemporary kitchen, a sun-drenched living area, and seamless indoor-outdoor flow to a private deck—perfect for entertaining or unwinding after a long day. Elevated views across Glenview Park add to the home’s appeal.

With four bedrooms and two bathrooms spread over two levels, this home offers incredible versatility. Upstairs, three well-proportioned bedrooms, a modern family bathroom, and light-filled living spaces create a warm and welcoming atmosphere. Downstairs, a separate bedroom, ensuite, and additional lounge provide the perfect retreat for teenagers, guests, or even a potential rental opportunity.

Outside, the fully fenced section offers privacy, landscaped gardens, and raised garden beds for those who love to grow their own produce. Internal-access basement garaging and ample on-site parking add to the home’s practicality. Backing directly onto Glenview Park, this location is a dream for families. Kids can safely explore the open space, ride bikes, or take a short walk through the park to Glenview Primary School. Conveniently located near local shops, public transport, Waikato Hospital, and major transit routes, this home truly has it all.





















65 LEWIS STREET
TOTAL APPROX FLOOR AREA 182.5 SQM

These plans have been created for marketing purposes only. These plans include garage unless stated otherwise. While all care has been taken to ensure information is correct, we do not take responsibility for any inaccuracies. These plans cannot be reproduced without the written consent of Photo Plan.



Additional Information —

| Additional Information | | |
|---|---|---|
| Legal Description | Local Schools | Local Conveniences |
| FIRSTLY, an Estate in Freehold as to a 1/2 share of 918m2 more or less, being Lot 74-77 DP10520 contained in CT SA24D/80. SECONDLY, an Estate in Leasehold created by Lease LH222797.3 for a term of 999 years from 01.12.1979 described as Flat 2 DP26824, contained in CT SA24D/80 | Glenview School Melville Intermediate St Pius X Catholic School Managakotukutuku College | Glenview Shopping Centre Glenview Park Fitzroy Park Te Anau Park Resthills Park Gallagher Aquatic Centre Hamilton Gardens Easy access to Waikato Hospital Easy access to Hamilton Airport |
| HCC Rates | \$2905.39 | |
| WRC Rates | \$539.98 | |
| Year Built | 1975 | |
| Chattels | | |
| Rangehood | Blinds | Gas Cooktop |
| Dishwasher | Fixed Floor Coverings | Underbench Oven |
| Light Fittings | Bathroom Extractor Fan | Heat Pump |



Rental Appraisal —

65 Lewis Street Glenview

4 BED | 2 LIVING | 2 BATH | 2 CAR

I have assessed this property on the 18 March 2025 and advise that the expected weekly rental return would be approximately.

\$670–\$700

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 —



Kirn Parmar

027 854 7722 kirn.parmar@lugtons.co.nz

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.

As a proud member of Terry Ryan's esteemed team at Lugtons Real Estate, I thrive on collaboration and synergy. Together, we share unwavering work ethics and values, ensuring you receive exceptional service and support.



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.



Photos and floor plan are the property of Lugtons Real Estate and are not to be used without prior consent.
Licensed under the Real Estate Agents Act 2008.

www.lugtons.co.nz | XR21671