

Lifestyle Living

162 Livingstone Road
Ngahinapouri



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About the Property —

Set on 8,993m² of private grounds, this Noel Jessop–designed home (built in 2021) offers a lifestyle of luxury, practicality, and rural charm – just 15 minutes from Hamilton’s CBD and a smooth 90-minute commute to Auckland.

At approximately 330m², the residence combines elegant design with modern innovation. The striking timber ceiling in the open-plan living area sets the tone, complemented by chandeliers in the kitchen that add timeless character. The entertainer’s kitchen is finished with premium Dekton benchtops – durable enough for hot pans or direct cutting – and flows into a generous scullery and separate laundry. Four spacious bedrooms complete the home’s family-friendly layout, while underfloor heating and cooling ensures year-round comfort.

Designed with family living in mind, the Narellan Grandeur 11 swimming pool is enhanced with a Davey saltwater system and 20kw heater for extended use across the seasons. Seamless indoor–outdoor flow leads to expansive Kwila decks, with all-day sun enhancing both the home and entertaining spaces.

Practicality is matched by premium infrastructure. There is triple car garaging with 3-phase power and an electric car charger, plus a substantial 9m x 10.5m shed – perfect for housing boats, vehicles, or as a work-from-home base, also supplied with 3-phase power. Beyond the garaging, the grounds provide plenty of additional carparking, ensuring space for family, guests, and larger vehicles. The home is supported by 40 solar panels, two 25,000L water tanks with UV filtration, and a gravity septic tank – ensuring self-sufficiency without compromise.

Constructed in brick and striking black cedar cladding, paired with a Colorsteel roof, this home blends enduring materials with modern efficiency. The current family have loved the strong community feel and the lifestyle it has offered them, but with new projects ahead, they are reluctantly making it available for another family to enjoy and make their own.

A premium lifestyle estate built for today’s modern family – homes of this calibre rarely come to market.













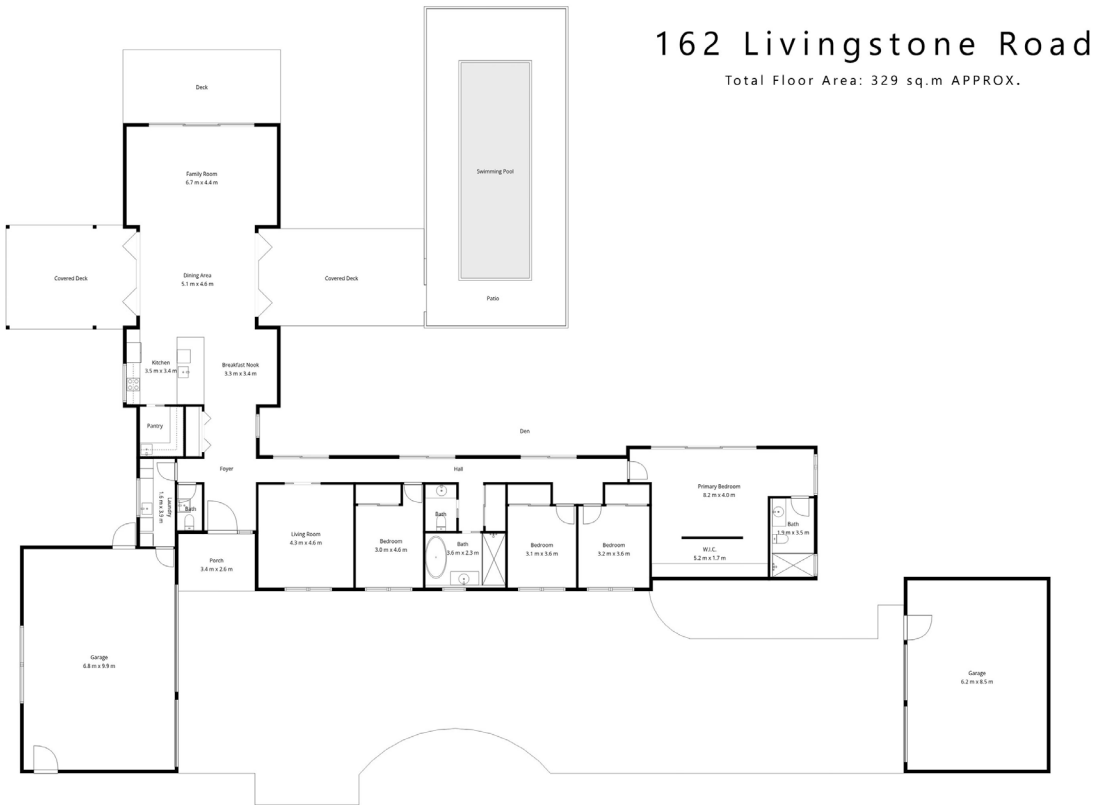












*in*house

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Additional Information —

Legal Description		Local Schools	Local Conveniences
Legal Lot	1	Koromatua School	Ngahinapouri Golf Club
Legal DP	DP 396331	Ngahinapouri School	Raglan
Record of Title	384075	Whatawhata School	Whatawhata Village
Land Area	8993m²		Kara Mu Track

Chattels

Fixed Floor Coverings	Auto Garage Door	Electric Gate	Induction Cooktop
Rangehood	Garage Door Remote	Dish Drawers x 2	Solar Panels on Roof
Heated Towel Rail	Drapes	Bathroom Mirror	Pool Filter & Equipment
Light Fittings	Clothesline	Shed with power	UV Water Filter
Smoke Detectors	Fencing	Underbench Oven	Excluded: Spa, Fridge/Freezer

Property Features	Solar & Power	Design & Build
- Roof: Coloursteel with 2024 solar panels (no contract, 25 - yr warranty) - Exterior: Brick with black cedar cladding - Insulation: Fully insulated - Hot Water: 32L gas system (ceiling) - Heating/Cooling: Underfloor air-to-water system	- Approx. 17kW solar with 15kW 3-phase inverter (5-yr warranty) - Powers house, shed, and pool 3-phase in shed, garage, and pool shed - Car charger plug-in (not hardwired)	- Plan designed by Noel Jessop - Built by M&P Construction with new build warranties - Dekton benchtops
	Pool	Shed
	- Narellan Grandeur 11 (50,000L) - Depth 1.2m - 1.95m - Davey Lifeguard saltwater system (self acid dosing) 20kW 3-phase heat pump	9m x 10.5m with two 3.2m doors - Height: 3.9m (front) to 3.5m (rear)



Rental Appraisal —

162 Livingstone Street Ngahinapouri

4 BED | 2 LIVING | 2 BATH | 3 CAR | 1 SHED

I have assessed this property on the 2 October 2025 and advise that the expected weekly rental return would be approximately.

\$1000—\$1100

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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Meet The Team —



Heather Whyte

027 239 2751 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.



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.



Blake Agnew

021 195 0238 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

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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