

# Solid, Spacious & Secure

10 Longford Court  
Forest Lake



**Kim Parmar**

Sales Consultant

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## About the Property —

Tucked away in a quiet laneway of well-kept homes, 10 Longford Court offers a fantastic opportunity for first home buyers and downsizers alike. Built in solid brick and lovingly maintained - with a refresh just four years ago - this is a home you can move straight into and enjoy from day one.

The layout is practical and inviting, with an open-plan living and dining area that's both bright and roomy, flowing easily to a private outdoor space. The modern kitchen is well-equipped, making family mealtimes or entertaining a breeze.

All three bedrooms are generously sized, and the family bathroom includes both a bath and separate shower. Comfort is assured year-round with insulation and a heat pump already in place.

The fully fenced section offers just the right amount of space for kids or pets - plenty of room for a trampoline or veggie patch—while keeping maintenance to a minimum. One of the standout features here is the double internal access garage, providing excellent storage and secure parking.

Located close to local amenities, schools, Waterworld, and with easy access to public transport and main roads, this is a home that ticks all the boxes for comfort, security, and convenience.

Early viewing is highly recommended - homes in this peaceful pocket don't last long!





























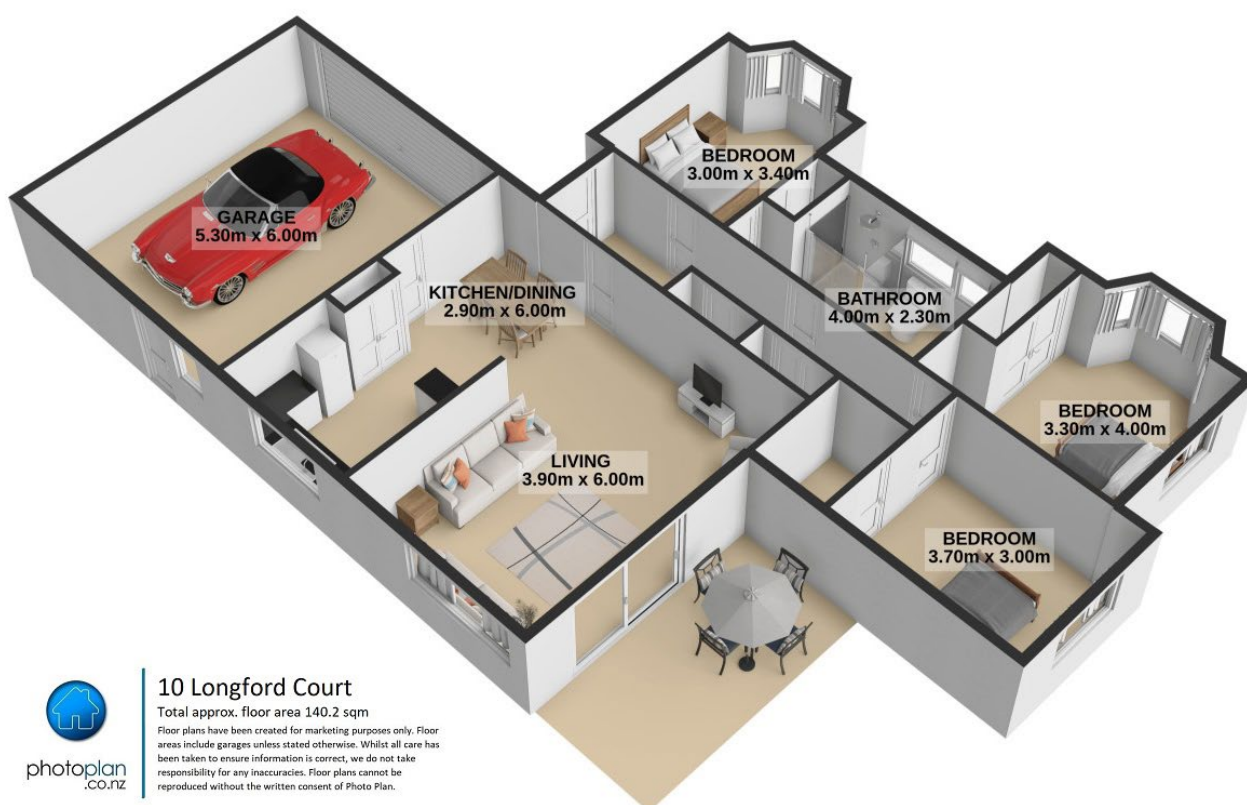














Additional Information —

Legal Description	Local Schools	Local Conveniences
<p>FIRSTLY, an Estate in Freehold as to a 1/12 share of 4856m2 more or less, being Lot 1-4 DP3318 contained in CT SA45B/781.</p> <p>SECONDLY, an Estate in Leasehold created by Lease LH929221.4 for a term of 999 years from 15.01.1990 described as House 10 DP54972 contained in CT SA45B/781</p>	<p>Forest Lake School</p> <p>Maeroa Intermediate</p> <p>Fraser High School</p>	
<p><b>HCC Rates</b></p>	<p>\$3305.87</p>	
<p><b>WRC Rates</b></p>	<p>\$705.54</p>	
<p><b>Year Built</b></p>	<p>1990</p>	

Chattels			
<p>Stove</p>	<p>Heated Towel Rail</p>	<p>Heat Pump</p>	<p>Garage Door Remote x 1</p>
<p>Fixed Floor Coverings</p>	<p>Blinds</p>	<p>Curtains</p>	<p>Washing Machine Taps</p>
<p>Rangehood</p>	<p>Bathroom Extractor Fan</p>	<p>Smoke Detectors</p>	
<p>Kitchen Waste Disposal</p>	<p>Light Fittings</p>	<p>Auto Garage Door</p>	





## Rental Appraisal —

# 10 Longford Court Forest Lake

3 BED | 1 LIVING | 1 BATH | 2 CAR

I have assessed this property on the 13 May 2025 and advise that the expected weekly rental return would be approximately.

# \$600–\$640

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](mailto: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](mailto: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.



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