

# Smell The Coffee

141A Maeroa Road  
Maeroa



**Terry Ryan**  
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## About the Property —

Positioned for effortless living and exceptional convenience, this big, spacious, easy-care home delivers the perfect blend of comfort, privacy, and lifestyle.

Offering four generous bedrooms and two well-appointed bathrooms, the layout is designed with families and entertainers in mind. The light-filled open-plan living area forms the heart of the home, seamlessly connecting to outdoor spaces ideal for year-round entertaining and relaxed gatherings.

Set on a private 547sqm section, the property provides a secure environment with minimal upkeep required — perfect for busy households, professionals, or those seeking a true lock-up-and-leave option. Double internal-access garaging is complemented by ample off-street parking, ensuring practicality for multiple vehicles.

Location is a standout feature. Directly opposite the ever-popular Sugar Bowl Cafe, your morning coffee or weekend brunch is just steps away. You can also stroll to Waikato Stadium for events and games, while the vibrant Hamilton CBD is within easy walking distance, offering shopping, dining, and business amenities.

Spacious, low-maintenance, and superbly located, this is modern living made simple — a home that truly ticks all the boxes.

























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### 141A Maeroa Road

Total approx. floor area 188.0 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.

## Additional Information —

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### Legal Description

|                        |                   |
|------------------------|-------------------|
| <b>Legal Lot</b>       | 2                 |
| <b>Legal DP</b>        | DP 403217         |
| <b>Record of Title</b> | 410655            |
| <b>Land Area</b>       | 547m <sup>2</sup> |
| <b>HCC Rates</b>       | \$4305.16         |
| <b>WRC Rates</b>       | \$681.77          |
| <b>Year Built</b>      | 2008              |

### Local Schools

Maeroa Intermediate  
 Forest Lake School  
 Whitiora School  
 Fraser High School

### Local Conveniences

Sugar Bowl Cafe  
 Main arterial routes  
 Hamilton CBD  
 FMG Stadium  
 Lake Rotokaeo  
 Te Rapa Straight amenities

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### Chattels

|                        |                         |                      |                             |
|------------------------|-------------------------|----------------------|-----------------------------|
| Dishwasher             | Light Fittings          | TV Brackets x 2      | Bathroom Extractor Fans x 2 |
| Burglar Alarm          | Heat Pump               | Clothesline          | HRV Ventilation System      |
| Fixed Floor Coverings  | Curtains                | Washing Machine Taps | Security Door               |
| Rangehood              | Smoke Detectors         | Garden Shed          |                             |
| Waste Disposal         | Garage Door Remotes x 2 | Wall Oven            |                             |
| Heated Towel Rails x 2 | Drapes                  | Bathroom Mirrors x 2 |                             |
| Blinds                 | Electric Cooktop        | Auto Garage Door     |                             |

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## Rental Appraisal —

# 141A Maeroa Road Maeroa

4 BED | 1 LIVING | 2 BATH | 2 CAR

I have assessed this property on the 26 February 2026 and advise that the expected weekly rental return would be approximately.

# \$720–\$750

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.



Terry Ryan | 021 909 978  
Heather Whyte | 027 239 2751  
[terryryan.co.nz](http://terryryan.co.nz)





## Meet The Team —



### 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.



### 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.



## 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.



## Emma Bland

022 161 8657    [admin.terryryan@lugtons.co.nz](mailto:admin.terryryan@lugtons.co.nz)

Emma brings over eight years of experience in the real estate industry, both as a salesperson and an assistant. She is a licensed real estate agent and holds a bachelor's degree in Communications with a focus in Public Relations.

Emma acts as the central hub for communication, scheduling, and client support, allowing our agents to focus on what they do best: helping clients buy and sell homes. With a passion for organisation and a sharp eye for detail, Emma ensures that every transaction moves forward seamlessly - from listing paperwork to closing day. She believes that open communication and a positive environment are key to success, often going the extra mile to ensure everyone stays informed and engaged.

After a short break away, we have embraced the return of Emma back to our team. Known for her bubbly personality, strong work ethic, and outstanding organisational skills, Emma is a valuable asset to Team Terry and Heather.



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