

Charming Home with Potential

147A Mahoe Street
Melivlle



Blake Agnew

Sales Consultant

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Terry Ryan

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About the Property —

Step into the timeless charm of this beautifully maintained 1920s character home, offering a perfect blend of classic elegance and modern convenience. Nestled on a freehold 410sqm section, this three-bedroom, one-bathroom family home is full of potential, making it ideal for those looking to add their own touch while enjoying its existing charm.

With 143sqm of living space, this home retains its original character features while offering a low-maintenance lifestyle. The spacious layout includes a welcoming living area, a well-appointed kitchen, and a seamless flow to outdoor spaces. A carport provides convenient off-street parking, adding to the home's practicality.

Located close to Waikato Hospital, main roads, and essential amenities, this property offers convenience. Whether you're looking for a family home, an investment, or a property to enhance over time, this home has great possibilities.

Don't miss this rare opportunity to secure a character home with so much potential.













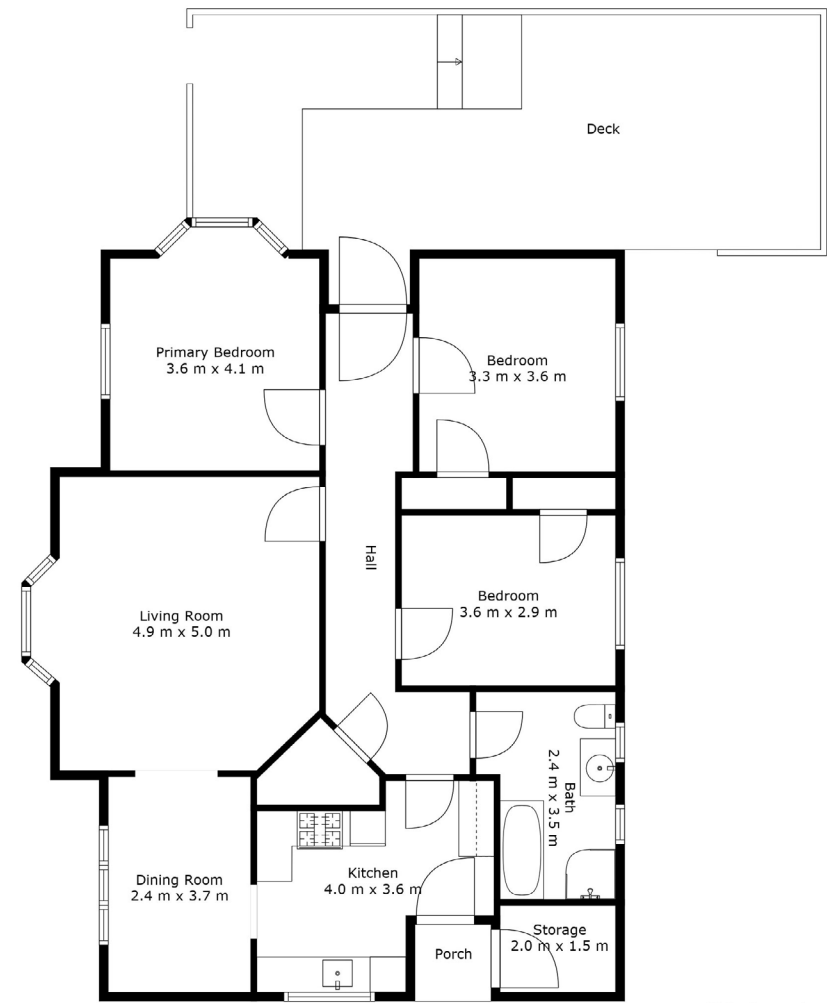






147a Mahoe Street

Total Floor Area: 143 sq.m APPROX.



inHouse

This floor plan has been created by inHouse and are intended solely for marketing purposes. The plans are not scale drawings, however, we've made every effort to ensure the accuracy of the information, but we cannot be held liable for any potential inaccuracies. We kindly request that you refrain from reproducing or distributing the floor plans without obtaining consent from inHouse.

Additional Information —

| Legal Description | | Local Schools | Local Conveniences |
|-------------------|------------|------------------------------|-----------------------------|
| Legal Lot | 1 | Melville Primary School | Melville Skate and Dog Park |
| Legal DP | DPS 432679 | Melville Intermediate School | Mahoe Park |
| Record of Title | 525313 | St Pius X Catholic School | Peacockes Reserve Esplanade |
| Land Area | 410m² | Mangakōtukutuku College | Waikato River Trails |
| HCC Rates | \$3,028.62 | | Hamilton Gardens |
| WRC Rates | \$562.65 | | Waikato Hospital |
| | | | Hamilton Lake |
| | | | Handy to Hamilton CBD |

Chattels

| | |
|----------------|------------------------|
| Stove | Fixed Floor Coverings |
| Rangehood | Bathroom Extractor Fan |
| Dishwasher | Washing Machine Taps |
| Heat Pumps x 2 | Bathroom Mirror |
| Curtains | Smartvent |



Rental Appraisal —

147A Mahoe Street Melville

3 BED | 1 LIVING | 1 BATH | 1 CAR

I have assessed this property on the 1 Month 2025 and advise that the expected weekly rental return would be approximately.

\$600–\$625

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 —



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.

Blake's commitment to achieving outstanding results is driven by his understanding that buying or selling a home is a significant event in people's lives. Blake views it as a privilege to be trusted with such a critical responsibility, and he works diligently/tirelessly to exceed his clients' expectations every step of the way.



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.



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