

# Modern Living with All-Season Outdoor Entertaining

3 Maia Place  
Flagstaff



**Heather Whyte**

Sales Consultant

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Sales Consultant

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## About the Property —

Designed and built by RPS Homes in 2017, this well-appointed family home offers modern comfort in a sought-after Flagstaff location. Positioned in a quiet cul-de-sac, the home sits moments from Borman Village, an easy drive to Rototuna's new town centre, and within walking distance of Te Ao Mārama Primary School and Hare Puke Park.

Offering four bedrooms, two living areas and triple car garaging, the home has been thoughtfully designed for relaxed family living. Sun-filled open plan living forms the heart of the home and flows seamlessly to the Kwila deck and covered portico, creating inviting indoor-outdoor connections.

A standout feature is the bowranda-style outdoor living area, complete with drop-down blinds. This sheltered space extends the living area and provides a comfortable spot for entertaining throughout the seasons.

The kitchen is both stylish and practical, featuring engineered stone benchtops, two full-size wall ovens, a large induction hob, soft-close cabinetry and a generous walk-in pantry, all positioned to overlook the outdoor entertaining area.

The master suite opens directly to the deck and includes a tiled ensuite with dual vanities and walk-in shower, while the remaining bedrooms are all generous doubles with double wardrobes and are supported by a tiled family bathroom.

Comfort is well catered for with double glazing, two heat pumps and an alarm system, along with excellent storage including a floored attic above the triple garage.

The landscaped section is fully fenced with good off-street parking and the added bonus of established lime and lemon trees. Across the road, Hare Puke Park provides a fantastic playground with modern equipment, climbing structures and open green spaces perfect for family picnics and outdoor fun.

With parks, schooling and everyday amenities all close by, this home delivers an ideal balance of location, lifestyle and space in one of north Hamilton's most popular neighbourhoods.























## Rental Appraisal —

### 3 Maia Place Flagstaff

4 BED | 2 LIVING | 2 BATH | 3 CAR

I have assessed this property on the 18 March 2026 and advise that the expected weekly rental return would be approximately.

# \$840–\$860

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**



### 3 Maia Place

Total approx. floor area 259.0 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>	358
<b>Legal DP</b>	DP 499545
<b>Record of Title</b>	756466
<b>Land Area</b>	658m2
<b>HCC Rates</b>	\$6207.37
<b>WRC Rates</b>	\$971.35
<b>Year Built</b>	2017

### Local Schools

Te Ao Marama School
Fairfield Intermediate
Rototuna Junior High School
Rototuna Senior High School

### Local Conveniences

Flagstaff Park
Discovery Park
Flagstaff Shopping Amenities
Rototuna Shopping Amenities
The Base/Te Awa Shopping Centre
Horsham Downs Golf Club
Easy access to main arterial routes

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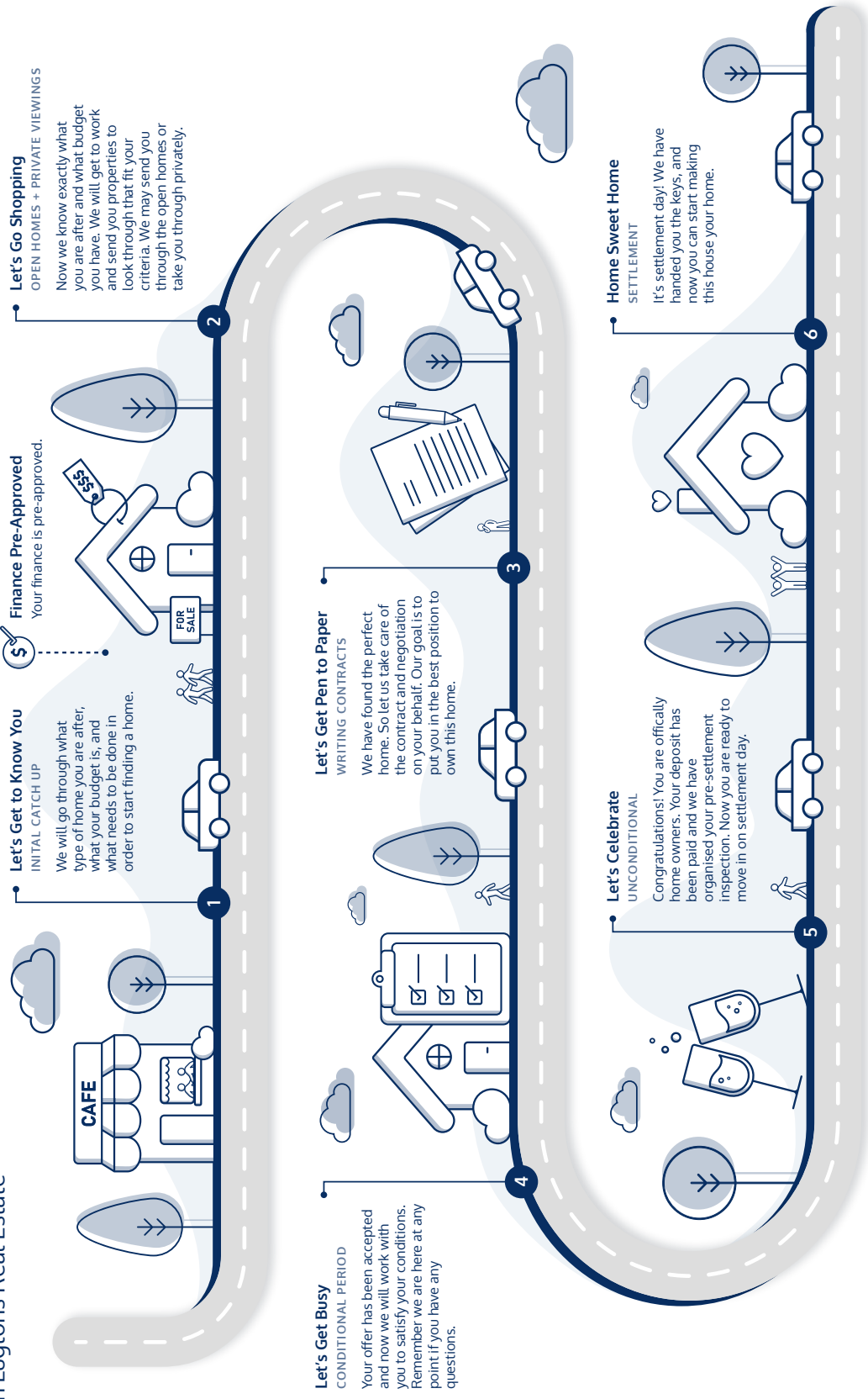
### Chattels

Burglar Alarm	Light Fittings	TV Bracket	Bathroom Mirror
Fixed Floor Coverings	Heat Pumps x 2	Clothesline	Auto Garage Doors x 2
Rangehood	Smoke Detectors	Washing Machine Taps	Ventilation System (HRV)
Waste Disposal	Garage Door Remotes x 2	Garden Shed	Bathroom Extractor Fans x 2
Heated Towel Rails x 2	Drapes	Wall Ovens x 2	
Blinds	Induction Cooktop	Dish Drawers x 2	

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# Buyers Journey

With Lugtons Real Estate



With you in Waikato, With you in Real Estate



# 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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