

Modern Four-Bedroom Brick Build with Builders Warranty

5 Manawaro Close
Grandview Heights



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About the Property —

Built in 2019 and designed for modern living, 5 Manawaroa Close is a smart choice for buyers seeking a low-maintenance home with space, functionality, and peace of mind.

Set privately down a right-of-way, this brick and tile home offers four genuine bedrooms, including a master with ensuite. The open-plan living, dining, and kitchen area is the central hub of the home—light-filled and welcoming, with double-glazed joinery and quality finishes throughout.

The kitchen is equipped with stainless steel appliances, ample storage, and generous bench space—ideal for both everyday living and entertaining.

This home also benefits from:

- The balance of a 10-Year Master Build Warranty (built 2019)
- Healthy Homes compliant construction
- Double-glazed windows and full insulation for year-round comfort
- Internal access single garage plus extra off-street parking
- A fully fenced section—great for kids and pets
- Durable brick exterior for easy long-term maintenance

The location offers excellent access to nearby shops, The Base, schools, and commuter routes. Whether you're a family, first-home buyer, or investor looking for a reliable modern build in a growth location—this property is well worth your attention.

Contact me today to arrange a private viewing or receive the full information pack





















5 Manawaroa Close

Total approx. floor area 119.5 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 —

Legal Description		Local Schools	Local Conveniences
Lot	6	Fraser High School	Avalon Drive Shopping Amenities
Legal DP	539376	Crawshaw School	Grandview Road Shopping Centre
Title	901934	St Columbas Catholic School	The Base/Te Awa Shopping Centre
Land Area	303m²		Te Rapa Shopping Amenities
HCC Rates	\$3583.11		Hamilton Zoo Cafe
Year Built	2019		Easy access to main arterial routes
SECONDLY, an Estate in Fee Simple as to a 1/4 share of 175m2 more or less, being Lot 14 DP 539376, also comprised in CT901934			

Chattels

Dishwasher	Blinds	Garage Door Remotes x 2
Fixed Floor Coverings	Light Fittings	Gas Cooktop
Rangehood	Heat Pump	Washing Machine Taps
Waste Disposal	Smoke Detectors x 2	Underbench Oven
Heated Towel Rails x 2	Auto Garage Door	



Rental Appraisal —

5 Manawaroa Close Grandview Heights

4 BED | 1 LIVING | 2 BATH | 1 CAR

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

\$700—\$725

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

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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

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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