

# Stylish, Low-Maintenance Living for \$525,000

17B Primrose Street  
Frankton



**Kim Parmar**

Sales Consultant

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## About the Property —

This two-story home is a great option for downsizers, first-home buyers, and young couples looking for a low-maintenance lifestyle close to town.

The open-plan living area is light-filled and flows seamlessly to a private courtyard - ideal for relaxing or entertaining. The modern kitchen features quality appliances, upgraded cabinetry, and a breakfast bar.

With a bedroom downstairs and a spacious master suite upstairs, the layout offers flexibility and privacy. Ample storage throughout ensures practical living.

A single-car garage, extra storage, and off-street parking add convenience. The brick and linear design with a tile roof keeps maintenance low, making this the perfect lock-and-leave home.





































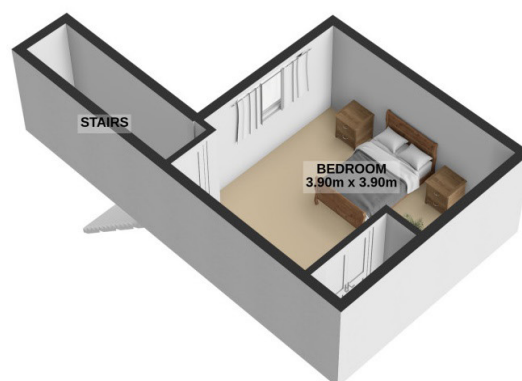




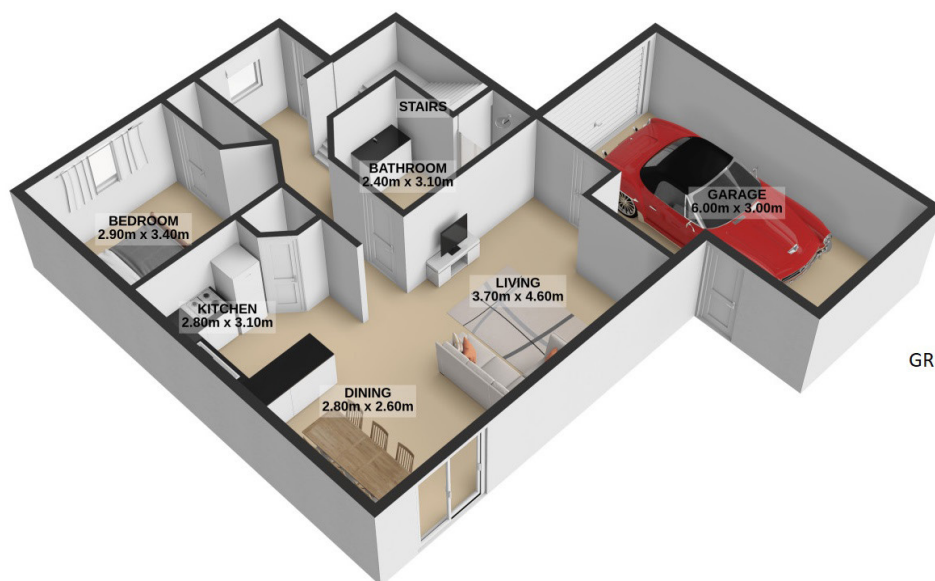
### 17B Primrose Street

Total approx. floor area 101.4 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.



1ST FLOOR: APPROX AREA 20.4 SQM



GROUND FLOOR: APPROX AREA 80.9 SQM



Additional Information —

Legal Description		Local Schools	Local Conveniences
FIRSTLY, an Estate in Freehold as to a 1/3 share of 610m2 more or less, being Lot 2 DP89208 contained in CT SA71C/152.		Frankton School	Hamilton Lake Domain
SECONDLY, an Estate in Leasehold created by Lease LB637595.6 for a term of 999 years from 01.12.2000 described as Flat B DP90186, contained in CT SA71C/152.		Maeroa Intermediate	Frankton Shopping Village
		Fraser High School	Seddon Park
			Waikato Stadium
			Hamilton CBD
HCC Rates	\$2,443.31		
WRC Rates	\$458.64		
Year Built	2000		

Chattels

Rangehood	Heat Pump	Bathroom Extractor Fan	<b>Excluded Chattels:</b> Wall Unit Speaker
Cooktop	Auto Garage Door	Bathroom Mirror	
Dishwasher	Garage Door Remotes x 2	Under Bench Oven	
Kitchen Waste Disposal	Blinds	Fridge (as is)	
Light Fittings	Curtains		
Smoke Detectors x 2	Fixed Floor Coverings		





## Rental Appraisal —

# 17B Primrose Street Melville

2 BED | 1 LIVING | 1 BATH | 1 CAR

I have assessed this property on the 26th March 2025 and advise that the expected weekly rental return would be approximately.

# \$520–\$550

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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