

Cutie By The Lake

105 Queens Avenue
Frankton



Terry Ryan
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About the Property —

Brimming with character and charm, this delightful home offers an affordable opportunity in a prime central location.

Featuring two double bedrooms, a separate dining room or ideal office space, and polished native timber floors, this home combines timeless appeal with everyday practicality. The generous living area flows seamlessly through French doors to a sunny courtyard and large deck, creating an inviting space for relaxing or entertaining.

The stylish and spacious kitchen is perfectly suited for both daily living and hosting, while year-round comfort is assured with insulation top and bottom and a heat pump.

Set on a fully fenced section, the property provides peace of mind for families with children and pets, and comes complete with a carport plus a large storage shed.

Enjoy a lifestyle of convenience with Hamilton Lake just a two-minute stroll away, and the CBD within easy reach. Affordable, full of character, and with potential to add further value — this home is one not to miss.













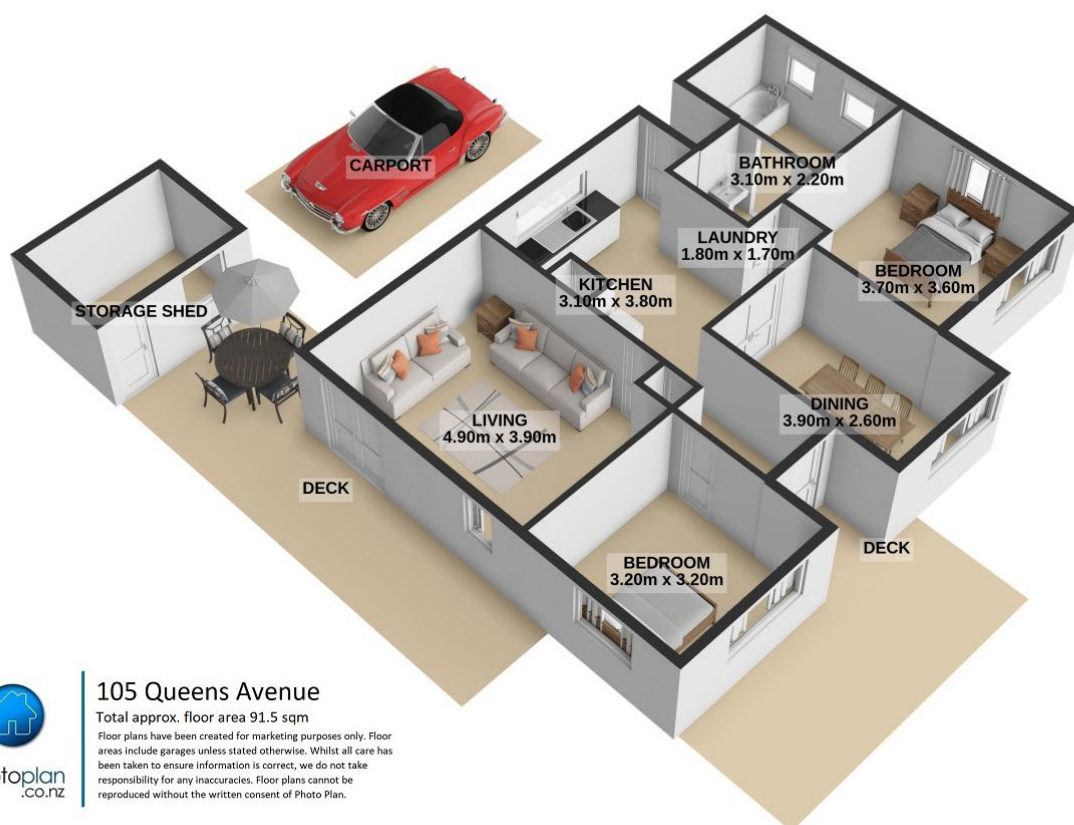












105 Queens Avenue

Total approx. floor area 91.5 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
Firstly, an Estate in Fee Simple as to a 1/2 share of 695m2 more or less, being Lot 30 DP9051 on CT SA33B/116 SECONDLY, an Estate in Leasehold created by Lease LH582186.1 for a term of 999 years from 29.11.1984 described as Flat A DPS 36221, also comprised on CT SA33B/116		Hamilton Girls High School Hamilton West School Rhode Street School St Columbas Catholic School	Hamilton Lake Domain The Verandah Cafe Waikato Hospital Hamilton CBD Main arterial routes
HCC Rates	\$3333.82		
WRC Rates	\$535.56		
Year Built	1940's		

Chattels			
Dishwasher	Light Fittings	Clothesline	Security Door
Burglar Alarm	Heat Pump	Washing Machine Taps	Electric Heaters x 2
Rangehood	Curtains	Garden Shed	
Blinds	Smoke Detector	Bathroom Mirror	
Bathroom Extractor Fan	Ceramic Cooktop	Underbench Oven	



Rental Appraisal —

105 Queens Avenue Frankton

2 BED | 1 LIVING | 1 BATH | 1 CAR

I have assessed this property on the 25 September 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



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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

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Meet The Team —



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.



Heather Whyte

027 239 2751 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.



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.



Brooklyn Hayde

021 283 8222 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.



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