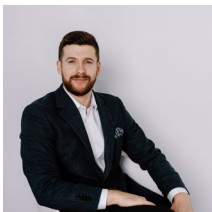


Modern Family Comfort

33 Rangimarie Road
Ngaruawahia



Blake Agnew

Sales Consultant

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Terry Ryan

Sales Consultant

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About the Property —

Welcome to this beautifully presented three-bedroom, two-bathroom home, offering a perfect blend of modern comfort, smart design, and a peaceful setting. Positioned on a flat 585 square metre section, this 171 square metre brick home enjoys glimpses of the surrounding ranges, bringing a sense of space and serenity to everyday life.

Step inside and you'll immediately appreciate the warm, welcoming feel. At the heart of the home is a well-designed kitchen that features a walk-in pantry and flows seamlessly into the open-plan dining and living areas. Whether you're hosting friends or enjoying a quiet night in, the layout offers an effortless connection between cooking, dining, and relaxing — creating a warm, social space that brings everyone together.

Double glazing throughout enhances warmth and energy efficiency, while the brick construction offers durability and great appeal.

The master bedroom features a walk-in wardrobe and its own ensuite, while the two additional bedrooms are generously sized and serviced by a modern family bathroom with a separate toilet for added convenience.

A double internal-access garage provides secure parking and additional storage, and the flat section offers plenty of outdoor potential — whether it's for kids, pets, or your future landscaping ideas.

With a great layout, and quality finishes, this is a home that truly ticks all the boxes.



















33 Rangimarie Rd

Total Floor Area: 171 sq.m APPROX.



*in*House

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	Lot 4	Waipa School	The Base
Legal DP	558099	St Pauls Catholic School	Main Artillery Roads
Record of Title	SA1088/215	Ngaruawahia Primary School	Ngaruawahia Township
Land Area	585m²	Ngaruawahia High School	Hakarimata's
Year Built	2021		

Chattels			
Dishwasher	Burglar Alarm	Curtains	Wall Oven
Rangehood	Heated Towel Rail	Bathroom Extractor Fan	Bathroom Mirror
Kitchen Waste Disposal	Heat Pump	Cooktop	Swing Set
Light Fittings	Garage Door Remote x2	Clothesline	
Smoke Detector	Blinds	Garden Shed	



Rental Appraisal —

33 Rangimarie Road Ngaruawahia

3 BED | 1 LIVING | 2 BATH | 2 CAR

I have assessed this property on 4 September 2025 and advise that the expected weekly rental return would be approximately;

\$720–\$750

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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