

My First Home

14A Sunnyside Road
Nawton



Heather Whyte

Sales Consultant

027 239 2751
heather.whyte@lugtons.co.nz



Terry Ryan

Sales Consultant

021 909 978
terry.ryan@lugtons.co.nz





About the Property —

Tucked away on a private rear section, this 3-bedroom home offers a peaceful retreat with space to enjoy. Fully fenced for security, the property features a carport and a generous outdoor area that has sleepers for bench seats—ideal for summer barbecues or maybe your opportunity to design your dream outdoor entertaining area. The front yard provides ample room for a trampoline and outdoor toys, creating a great play area for children. Inside, the home is warm and inviting, with insulation top and bottom, a heat pump for year-round comfort, and a separate laundry. A brand-new dishwasher will be installed before settlement, adding to the convenience. Recently painted inside and out, this home is move-in ready, with the current tenants moving on, making it available for immediate possession. Perfect for first-home buyers or investors looking to expand their portfolio—don't miss this opportunity!

















Additional Information —

Legal Description		Local Schools	Local Conveniences
HCC Rates	\$2,843.78	Crawshaw School	Nawton Shopping Centre
WRC Rates	\$528.49	Nawton School	Hamilton Zoo & Cafe
Year Built	1991	St Columbas Catholic School	Dominion Road Park & Playground
<p>FIRSTLY, an Estate in Freehold as to a 1/2 share of 1194m2 more or less, being Lot 43 DP9088 contained in CT SA49A/475.</p> <p>SECONDLY, an Estate in Leasehold created by Lease LB038860.3 for a term of 999 years from 14.08.1991 described as Flat 2 DP60738, contained in CT SA49A/475</p>		Maeroa Intermediate	Elliott Park
		Fraser High School	Wintec Hamilton Rotokauri Campus
			Easy access to main arterial routes
Chattels			
Stove		Heat Pump	
Dishwasher		Curtains	
Rangehood		Washing Machine Taps	
Fixed Floor Coverings		Outdoor Play Castle	
Light Fittings			



Rental Appraisal —

14A Sunnyside Road Nawton

3 BED | 1 LIVING | 1 BATH | 2 CARPORT

I have assessed this property on the 3 April 2025 and advise that the expected weekly rental return would be approximately.

\$540–\$560

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.



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Meet The Team —



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.



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.



Kirn Parmar

027 854 7722 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.



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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