

Serenity in Glenview

50 Tomin Road
Glenview



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T&H

 **Lugtons**



About the Property

3 BED | 1 LIVING | 1 BATH | 2 CAR

50 Tomin Road
Glenview

Tucked away at the end of a peaceful cul-de-sac, over-looking a native gully - you will love this tidy three bedroom home. Step inside and you will be greeted by the timeless charm of a timber interior exuding warmth and character at every turn.

If you are seeking a perfect blend of affordability, charm and natural beauty, look no further than this family home. The stylish spacious black and white bathroom has been recently modernised with a choice of two toilets for family convenience. An easy flow from the living areas takes you out to the huge sunny deck with the beautiful gully outlook and complete privacy.

The extra bonus is the double glazing throughout with full insulation, a heat pump and HRV system for all season comfort. The roof has also been replaced and the gully professionally retained for peace of mind. An attached double garage with internal access, plus off-street parking for all your vehicles and hobbies.

Situated on a fully fenced 1,271 sqm section, ideal for gardeners, children and pets alike. Close to so many conveniences including the Glenview Shopping Centre and Waikato Hospital.

Call Terry or one of the team to book your viewing today.

















Legal Description

Lot 32	DP 6323
Record of Title:	SA14A/1030
Land Area:	1272m ²
HCC Rates:	\$2917.06
WRC Rates:	\$588.86
Age:	1980's

Chattels

- Stove
- Rangehood
- Light Fittings
- Smoke Detector
- Fixed Floor Coverings
- Curtains
- Auto Garage Door
- Garage Remotes x 2
- Garden Shed
- Mirror
- Washing Machine Taps
- Heat Pump
- HRV System



Local Schools

Glenview School
St Pius X Catholic School
Melville Primary School
Melville Intermediate
Melville High School

Local Conveniences

Glenview Park
Gallagher Aquatic Centre
Glenview Shopping Centre
Urlich Avenue Shopping Centre
Waikato Hospital
Te Anau Park

Rental Appraisal

50 Tomin Road
Glenview

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I have assessed this property on the 24th April 2024 and advise that the expected weekly rental return would be approximately.

\$600 - \$640

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**



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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Terry Ryan

Sales Consultant

021 909 978

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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.

Anyone could simply sell your property, but if you want to ensure you maximise the potential of one of your most significant assets and obtain what it is really worth you need:

- Expertise that comes with over 26 years of successful results
- Hundreds of satisfied clients
- An extensive database of potential buyers
- The backing of a team of dedicated professionals

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

Sales Consultant

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"I entered Real Estate coming from a background of Sales and Hospitality Management. Over a 10 year period I enjoyed a successful sales career working with Blue Chip Corporates such as Lion Nathan and Coca-Cola Amatil. The training, high expectations and success I experienced with these two market leaders gives me the discipline and advantage to be on the front foot when it comes to selling, marketing and assisting you in your next property move."

My commitment to you...

I appreciate every client is unique in their requirements and I want to ensure that your experience in what can be a very stressful process is an experience you will look back at favourably.

I am fortunate to be working in an industry that brings together two of my passions: People & Property.

Results orientated. I will help you negotiate to get the best possible price when buying or selling.

Sales and marketing skills honed by my experience in the corporate world.

I can help you take the next step...

I can offer you a no-obligation current market appraisal of your home, including relevant information on recent sales within your area, current listings in your area and discuss different methods of sale; together we can find the best way to successfully market your home.





50 Tomin Road

Total approx. floor area 130.1 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.



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