

# Solid Start or Smart Investment

**222 Tramway Road  
Enderley**



**Heather Whyte**

Sales Consultant

027 239 2751

[heather.whyte@lugtons.co.nz](mailto:heather.whyte@lugtons.co.nz)



**Terry Ryan**

Sales Consultant

021 909 978

[terry.ryan@lugtons.co.nz](mailto:terry.ryan@lugtons.co.nz)





## About the Property —

Whether you're taking your first step onto the property ladder or expanding your investment portfolio, this four-bedroom home presents a golden opportunity.

Positioned on a fully fenced 657m<sup>2</sup> section, the property offers plenty of space for families or tenants to enjoy. The location is hard to beat - conveniently close to Five Cross Roads, the CBD, Westfield Chartwell, Greenhill Park, and handy access to Wairere Drive for a quick commute around the city.

Inside, the home offers a functional layout with a generous 120m<sup>2</sup> (approx.) floor area. The kitchen is well-appointed with ample storage and flows easily through the dining area out to the deck - ideal for entertaining or relaxed family living. The open plan lounge is fitted with a heat pump, ensuring comfort all year round.

A single garage and additional off-street parking add practicality to the package, while the current tenancy makes this a ready-to-go investment for the right buyer.



































Additional Information —

| Legal Description |           | Local Schools            | Local Conveniences                |
|-------------------|-----------|--------------------------|-----------------------------------|
| Legal Lot         | 17        | Insoll Avenue School     | Porritt Stadium                   |
| Legal DP          | DP 13050  | Fairfield Primary School | Chartwell Shopping Centre         |
| Record of Title   | SA10B/862 | Fairfield Intermediate   | Fairfield Park                    |
| Land Area         | 658m²     | Fairfield College        | Greenhill Shops                   |
| HCC Rates         | \$3013.22 |                          | Wayward Pigeon                    |
| WRC Rates         | \$670.64  |                          | Easy access to Wairere Drive      |
| Year Built        | 1970      |                          | Easy access to Waikato Expressway |

| Chattels              |                        |                 |
|-----------------------|------------------------|-----------------|
| Stove                 | Rangehood              | Curtains        |
| Dishwasher            | Bathroom Extractor Fan | Smoke Detectors |
| Garden Shed           | Light Fittings         |                 |
| Fixed Floor Coverings | Heat Pump              |                 |





## Rental Appraisal —

# 222 Tramway Road Enderley

4 BED + OFFICE | 1 LIVING | 1 BATH | 1 CAR

I have assessed this property on the 9 May 2025 and advise that the expected weekly rental return would be approximately.

# \$640–\$660

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.



Terry Ryan | 021 909 978

Heather Whyte | 027 239 2751

[terryryan.co.nz](http://terryryan.co.nz)







## Meet The Team —



### Heather Whyte

027 239 2751 [heather.whyte@lugtons.co.nz](mailto: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](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.





## 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.



## Blake Agnew

021 195 0238   [blake.agnew@lugtons.co.nz](mailto: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](mailto: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.





Photos and floor plan are the property of Lugtons Real Estate and are not to be used without prior consent.  
Licensed under the Real Estate Agents Act 2008.

[www.lugtons.co.nz](http://www.lugtons.co.nz) | XR21853