

St Andrews Sweet Spot

61 Vardon Road
St Andrews



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About the Property —

Introducing 61 Vardon Road, a spacious and easy-care home in the ever-popular St Andrews.

This tidy property offers a smart and functional layout, featuring two generously sized bedrooms and two well-appointed bathrooms. The huge primary suite is a standout, complete with a walk-in wardrobe and private ensuite.

Living here is a breeze with sunny, open-plan living and dining areas that create a warm and inviting hub of the home. The generous kitchen provides plenty of space for cooking and entertaining, while excellent indoor flow ensures relaxed everyday living.

Set on a manageable freehold 417sqm section, the grounds are designed to be low-maintenance so you can spend more time enjoying your home and less time on upkeep.

Practicality is well covered with internal access double garaging, good off-street parking, and the comfort of a well-presented home throughout.

Situated in a sought-after location, you're close to quality schooling and just minutes from northern amenities, making this the perfect option for downsizers, professionals, or those looking for a convenient lifestyle.

61 Vardon Road is move-in ready and packed with appeal – a property that deserves your attention.

















61 Vardon Road

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
Legal Lot	7	Vardon School	Te Rapa Straight Amenities
Legal DP	DPS 77900	St Peter Chanel Catholic School	Vardon Park
Record of Title	SA61D/901	St Andrews Middle School	Waikato River Walks & Trails
Land Area	417m ²	Waikato Diocesan School for Girls	The Base Shopping Mall
HCC Rates	\$3779.62		Hamilton CBD
WRC Rates	\$603.97		

Chattels			
Dishwasher	Light Fittings	Drapes	Security Door
Fixed Floor Coverings	Heat Pumps x 2	Gas Cooktop	Bathroom Extractor Fans x 2
Rangehood	Curtains	Clothesline	Fridge/Freezer 66 Plumbed
Waste Disposal	Smoke Detector	Washing Machine Taps	Timber Blinds
Heated Towel Rails x 2	Auto Garage Door	Bathroom Mirrors x 2	
Burglar Alarm	Garage Door Remotes x 2	Underbench Oven	



Rental Appraisal —

61 Vardon Road St Andrews

2 BED + OFFICE | 1 LIVING | 2 BATH | 2 CAR

I have assessed this property on the 11 September 2025 and advise that the expected weekly rental return would be approximately.

\$590—\$620

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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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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