

Seize The Opportunity

33 Waimarie Street
Nawton



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T&H

 **Lugtons**



About the Property

3 BED | 1 LIVING | 1 BATH | 1 CAR

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Nawton

After nearly three decades of cherished memories, my vendor has transitioned into a retirement home - opening up a rare opportunity for a new owner.

This property is not just a home but an investment in your future. With the option to landbank for future use or explore development opportunities now. Whether you're looking to expand the existing home, subdivide the land or pursue other development projects, this property provides an affordable entry level for your aspirations.

This tidy Lockwood home is situated on a generous 1,012 sqm site with elevation overlooking school fields and beyond. The home boasts a spacious layout, three bedrooms and a large conservatory with basement garaging.

Enjoy the warmth and feel of the low maintenance timber interior complimented with a heat pump for all seasons. The upgraded bathroom is of generous proportions with a wet area for easy access. For peace of mind the roof has been recently replaced as well.

Situated in a popular location with easy access into the city and onto main arterial routes.

Don't miss out on the chance to make this unique property your own and unlock its full potential.

Contact Terry or one of the team to organise a viewing.





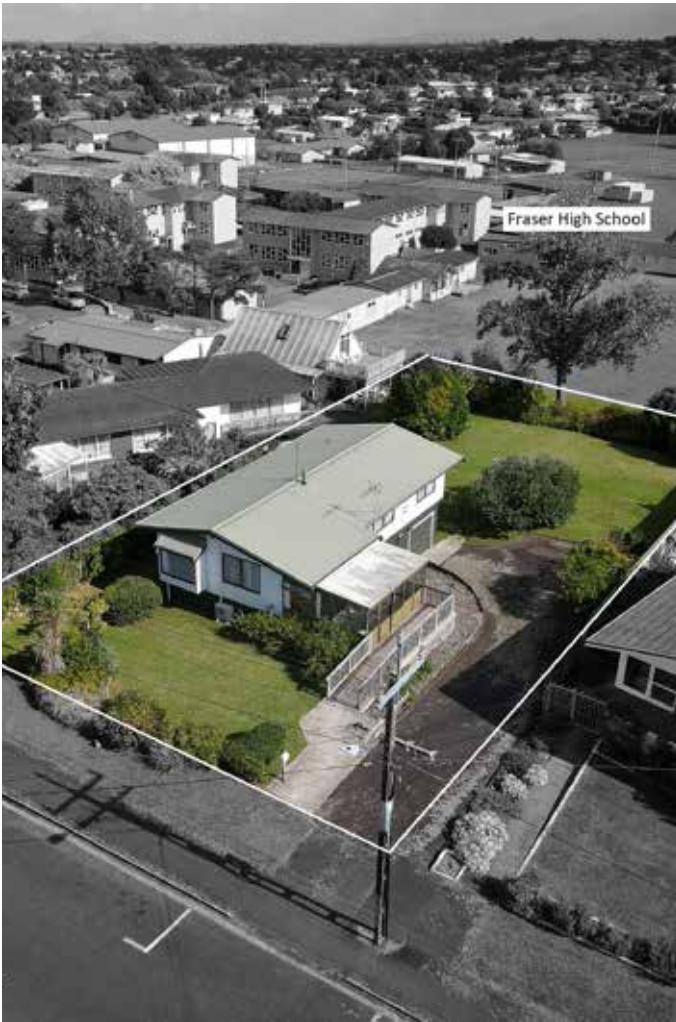












Legal Description

Lot 65	DP 12268
Record of Title:	SA1710/65
Land Area:	1012m ²
HCC Rates:	\$2811.30
WRC Rates:	\$571.18
Age:	1980's

Chattels

- Stove
- Rangehood
- Alarm
- Light Fittings
- Fixed Floor Coverings
- Curtains
- Mirror
- Washing Machine Taps
- Heat Pump



Local Schools

Nawton School
Maeroa Intermediate
St Columba's Catholic School
Fraser High School

Local Conveniences

Elliott Park
Nawton Shopping Centre
Hamilton Zoo
Taitua Arboretum
Minogue Park
Easy access to arterial routes

Rental Appraisal

**33 Waimarie Street
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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.

\$580 - \$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

**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.





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33 Waimarie Street

Total approx. floor area 135.0 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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