

# A Class Above

2 Whakahaumako Road  
Cambridge



**Terry Ryan**

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## About the Property —

Sharply priced to sell — an exceptional, near-new home offering modern living at its finest. Just eight months old, this stunning residence boasts a contemporary design with high-end finishes throughout, ensuring comfort, style, and practicality for its next lucky owners.

Step inside and discover a thoughtfully designed 187sqm floor plan featuring three generous double bedrooms plus a handy office nook, perfect for working from home. The main bedroom and living area have been enhanced with extra noise insulation, providing a peaceful retreat within your own home.

Enjoy the luxury of two separate living areas, ideal for both relaxed family time and entertaining guests. The heart of the home is the stylish, high-spec kitchen, seamlessly flowing into the open-plan dining and living spaces.

Both bathrooms are beautifully tiled, adding a touch of elegance and ease of maintenance. Outside, the easy-care 500sqm landscaped section offers the perfect balance of outdoor living without the hassle of extensive upkeep.

The home also features a double garage with internal access, plus additional off-street parking — perfect for extra vehicles or visitors. Situated in a sought-after location, this property is just minutes from the Cambridge shopping centre, making everyday convenience a breeze.

With excellent road appeal and a superb blend of style and functionality, this home is a must-see. Don't miss the opportunity to make 2 Whakahaumako Road your own — contact us today for more information or to arrange a viewing!







































## 2 Whakahaumako Road

Total approx. floor area 187.0 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.



Additional Information —

Legal Description		Local Schools	Local Conveniences
Legal Lot	59	Leamington School	Lily Pad Cafe
Legal DP	585786	Cambridge Middle School	Cambridge shops & amenities
Record of Title	113609	Cambridge High School	Hamilton Airport
Land Area	500m <sup>2</sup>	St Peters Catholic School	Mystery Creek Event Centre
HCC Rates	\$3693.36	St Peters School	Main arterial routes
WRC Rates	\$486.99		
Year Built	2024		

Chattels			
Cooktop	Fixed Floor Coverings	Bathroom Extractor Fan	Washing Machine Taps
Underbench Oven	Blinds & Curtains	Burglar Alarm	Diswasher
Rangehood	Heat Pump	Double Door Fridge with Water Filter	Bathroom Mirror
Waste Disposal	Smoke Detectors	Clothesline	Auto Garage Door
Light Fittings	Heated Towel Rail		Garage Door Remotes x 2



## Rental Appraisal —

## 2 Whakahaumako Road Cambridge

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

I have assessed this property on the 4 April 2025 and advise that the expected weekly rental return would be approximately.

# \$750–\$780

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

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## Meet The Team —



### 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.



### 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.





## 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.



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