

Inner City Cutie

40 Willoughby Street
Whitiora



Terry Ryan

Sales Consultant

021 909 978

terry.ryan@lugtons.co.nz



Heather Whyte

Sales Consultant

027 239 2751

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About the Property —

Discover the charm and convenience of inner-city living with this character-filled home, perfectly positioned in the heart of Whitoria. Boasting three bedrooms, this residence blends classic appeal with modern upgrades to create a warm and inviting space.

The upgraded kitchen is complemented by a brand-new, stylish bathroom that adds a fresh contemporary touch. Character features are evident throughout, offering the timeless appeal that makes homes like this so sought after.

Step outside to a large, sunny deck where you can relax, entertain, and enjoy impressive views of FMG Stadium — an ideal backdrop for summer evenings. The fully fenced, easy-care section provides security and peace of mind, while keeping maintenance to a minimum. Heat pump, HRV and gas hot water provides convenience and comfort all year round.

Offering a very affordable opportunity in the central city, this home combines lifestyle, location, and character in one attractive package.













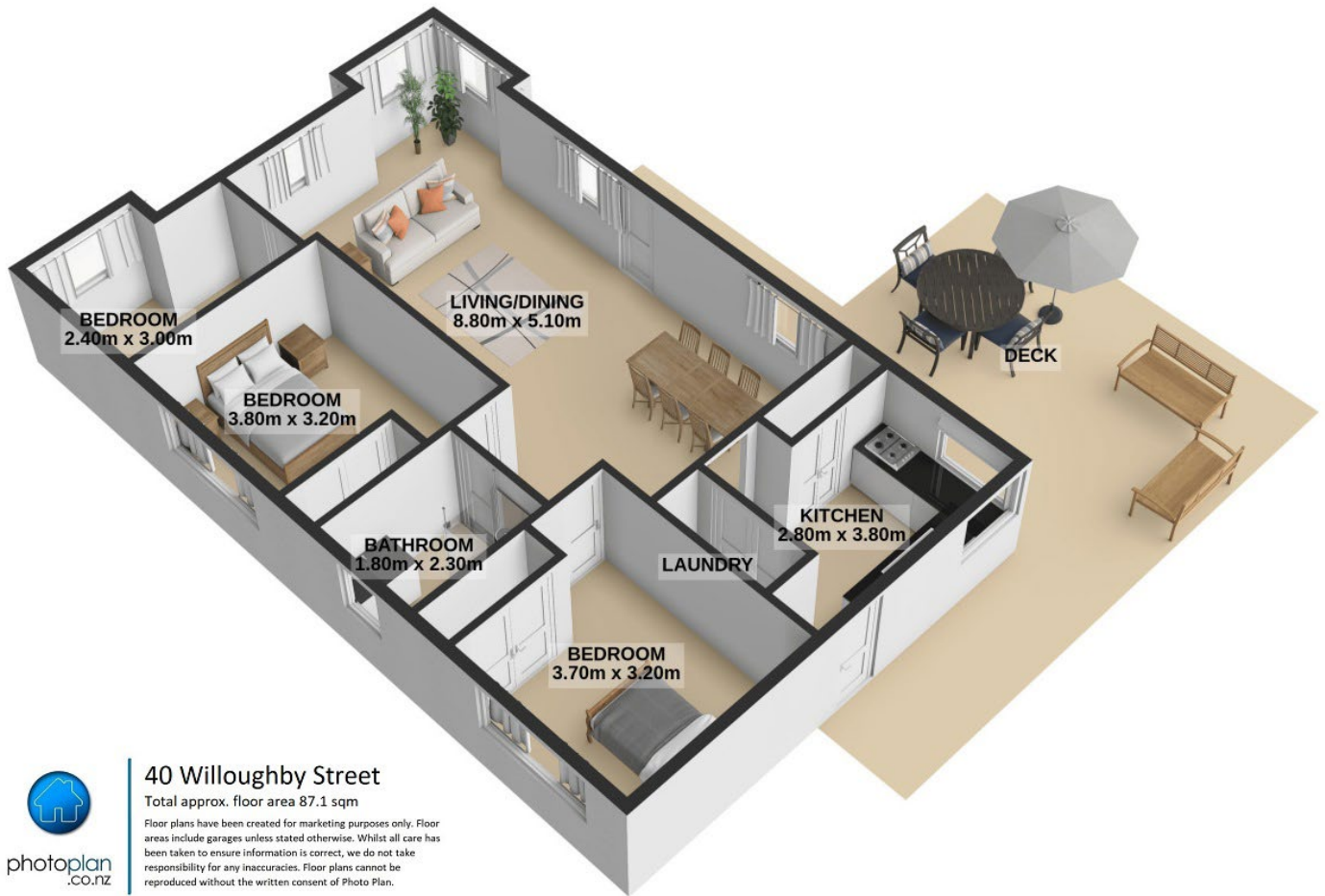












Additional Information —

Legal Description		Local Schools	Local Conveniences
Firstly, an Estate in Fee Simple as to a 1/3 share of 677m2 more or less, being Lot 1 DP12023 on CT SA38A/248. SECONDLY, an Estate in Leasehold created by Lease LH712576.4 for a term of 999 years from 16.10.1986 described as Flat A DPS 42643, also comprised on CT SA38A/248.		Whitiora School	FMG Stadium Waikato
		Hamilton Girls' High School	Pak N Save Mill Street
		St Columba's Catholic School	Frank Cafe
			Seddon Park
			Hamilton CBD shopping & amenities
			Main arterial routes
HCC Rates	\$3,414.77		
WRC Rates	\$545.35		
Year Built	1970		

Chattels			
Rangehood	Heat Pump	Bathroom Extractor Fan	HRV System
Dishwasher	Blinds	Garden Shed	Cooktop (Gas)
Light Fittings	Curtains	Washing Machine Taps	Panel Heater x 3
Smoke Detector	Drapes	Bathroom Mirror	Electric Gate (as is)
Heated Towel Rails	Fixed Floor Coverings	Under Bench Oven	



Rental Appraisal —

40 Willoughby Street Whitiora

3 BED | 1 LIVING | 1 BATH

I have assessed this property on the 14th August 2025 and advise that the expected weekly rental return would be approximately.

\$600–\$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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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

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.



Kirn Parmar

027 854 7722 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

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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