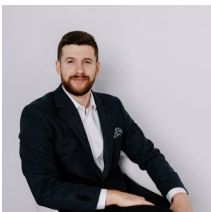


Prime Rental Investment

46A York Street
Hamilton East



Blake Agnew

Sales Consultant

021 195 0238

blake.agnew@lugtons.co.nz



Terry Ryan

Sales Consultant

021 909 978

terry.ryan@lugtons.co.nz



About the Property —

A great opportunity in sought-after Hamilton East, this home offers versatility and strong investment appeal.

Featuring six bedrooms, two bathrooms, plus a separate toilet, the layout provides plenty of space for large families, students, or professionals sharing. With a current rental return of \$800 per week, it's an attractive option for those looking to secure a high-yielding investment close to the university.

Not needing all six rooms as bedrooms? The flexible floorplan means you could easily configure a room as a study, home office, or separate dining area, tailoring the home to your lifestyle.

Perfectly positioned just minutes from Waikato University and handy to local shops, cafes, and transport links, the location adds even more to the appeal.

Whether you're investing or looking for a home with room to move, this one is well worth your consideration.













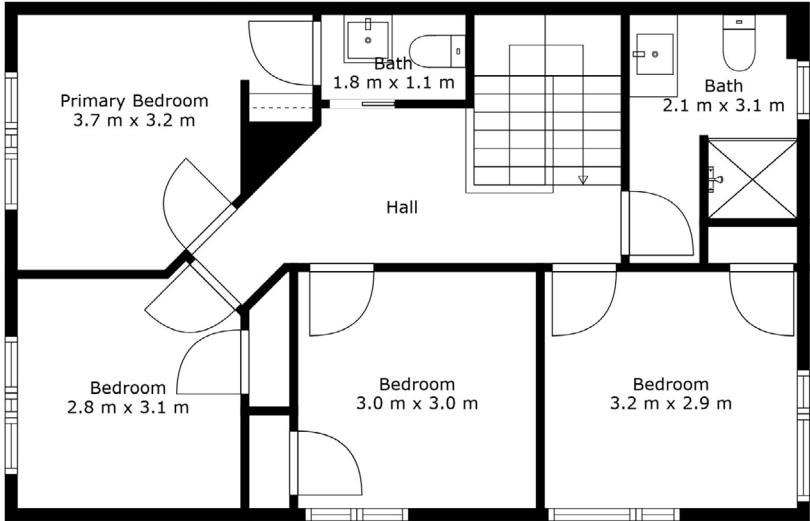




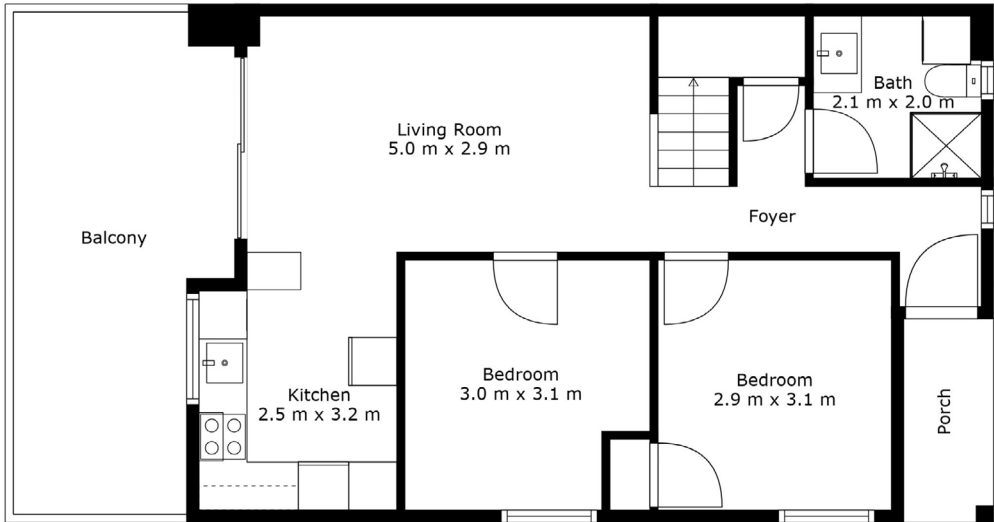


46a York Street

Total Floor Area: 130 sq.m APPROX.



Floor 2



Floor 1



This floor plan has been created by inHouse and are intended solely for marketing purposes, the floor areas mentioned also encompass the garage areas unless explicitly stated otherwise. The plans are not scale drawings, however, we've made every effort to ensure the accuracy of the information, but we cannot be held liable for any potential inaccuracies. We kindly request that you refrain from reproducing or distributing the floor plans without obtaining consent from inHouse.

Additional Information —

Legal Description		Local Schools	Local Conveniences
Legal Lot	Unit 1	Knighton Normal School	Hamilton East Village
Legal DP	DP 350553	Peachgrove Intermediate	Made Urban Precinct
Record of Title	206792	St Johns College	Galloway Park
Also Accessory Unit 1 DP 350553		Marian Catholic School	Steele Park
Year Built	2000's	Hamilton Boys High School	Flynn Park
		Sacred Heart Girls College	Marist Park
			Claudelands Event Centre - GLObox Arena
			Hamilton Gardens
			Waikato University
			Waikato River Trails
			Easy access to main arterial routes

Chattels			
Stove	Bathroom Extractor Fan	Cooktop	Washing Machine Taps
Rangehood	Light Fittings	Water Filter	Bathroom Mirror
Heated Towel Rail	Curtains	Clothesline	Underbench Oven



Rental Appraisal —

46A York Street Hamilton East

6 BED | 1 LIVING | 2 BATH

I have assessed this property on the 24 September 2025 and advise that the expected weekly rental return would be approximately.

\$650–\$700

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**





Meet Your Sales Consultant —



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.

Blake's commitment to achieving outstanding results is driven by his understanding that buying or selling a home is a significant event in people's lives. Blake views it as a privilege to be trusted with such a critical responsibility, and he works diligently/tirelessly to exceed his clients' expectations every step of the way.



Meet Your Sales Consultant —



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.



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 | XR22259