

Urban Retreat

6 Zillwood Lane
Taupiri



Terry Ryan

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About the Property —

Welcome to 6 Zillwood Lane, Taupiri — a stunning brand-new Urban Homes brick residence that delivers all the benefits of building, without the wait, the stress, or the hidden costs.

Designed for modern family living, this beautifully finished home offers four generous double bedrooms and two separate living areas, providing flexibility for growing families, entertaining, or simply spreading out in comfort. At the heart of the home is a stylish open-plan kitchen featuring quality appliances, sleek finishes, and a large walk-in scullery — perfect for keeping everyday clutter out of sight while hosting with ease.

Year-round comfort is assured with a fully ducted heating and cooling system, while premium chattels, drapes, and blinds throughout add a touch of luxury and complete the move-in-ready package.

Practicality meets lifestyle with triple car garaging, ideal for vehicles, storage, hobbies, or the boat — plus the peace of mind of a 10-year build warranty.

Set on a generous 803sqm “blank canvas” section, there’s ample space to landscape, add a pool, or create your dream outdoor living environment. Enjoy peaceful cul-de-sac living with beautiful views of Taupiri Mountain as your backdrop, while still benefiting from easy access to main arterial routes for commuting north or south.

Why go through the time, cost, and uncertainty of building when everything here is brand new and ready now?

If you’ve been searching for a high-quality new home that combines space, style, and location — 6 Zillwood Lane is an opportunity not to be missed.





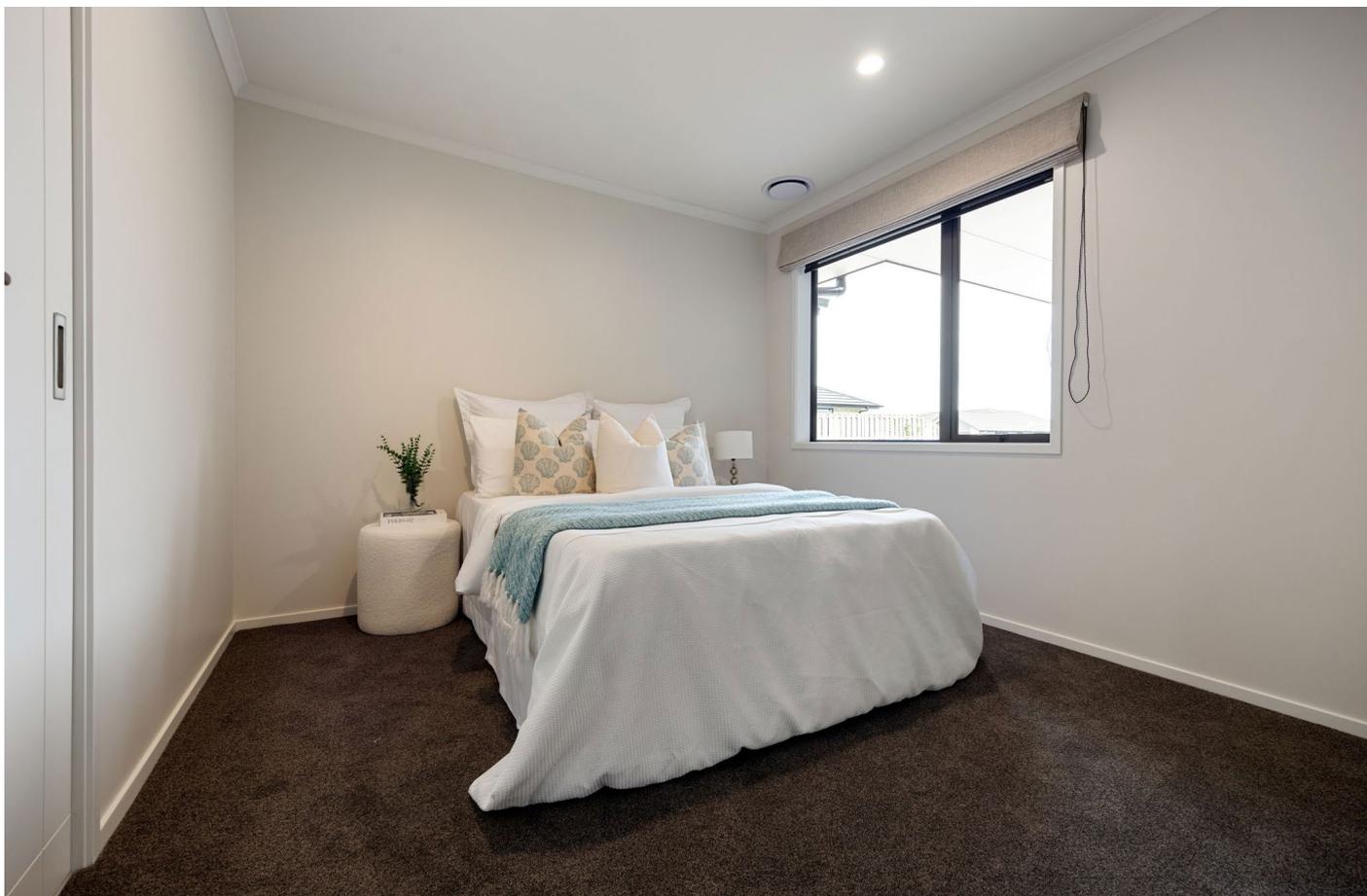


















6 Zillwood Lane

Total Floor Area: 190 sq.m APPROX.



*in*House

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

| | |
|------------------------|-------------------|
| Legal Lot | 80 |
| Legal DP | DP 529390 |
| Record of Title | 933700 |
| Land Area | 803m ² |
| WDC Rates | \$2629.70 |
| WRC Rates | \$658.84 |
| Year Built | 2025 |

Local Schools

Taupiri School
 Ngaruawahia High School
 Huntly College

Local Conveniences

Taupiri amenities
 Hopin Stopin Cafe
 Taupiri Mountain walkways
 Main arterial routes

Chattels

| | | | |
|------------------------|-------------------------|-------------------------|--------------------------------|
| Fixed Floor Coverings | Curtains | Dishwasher - Integrated | Bathroom Extractor Fans x 2 |
| Rangehood | Smoke Detector | Washing Machine Taps | Air Duct Ventilation System |
| Blinds | Garage Door Remotes x 4 | Wall Ovens x 2 | |
| Light Fittings | Drapes | Bathroom Mirrors x 4 | |
| Heated Towel Rails x 2 | Induction Cooktop | Auto Garage Doors x 2 | |



Rental Appraisal —

6 Zillwood Lane Taupiri

4 BED | 2 LIVING | 2 BATH | 3 CAR

I have assessed this property on the 17 February 2026 and advise that the expected weekly rental return would be approximately.

\$720–\$740

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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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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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.



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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