

Park-like Surroundings

45 Alderson Road
Fairview Downs



Terry Ryan
Sales Consultant
021 909 978
terry.ryan@lugtons.co.nz



Heather Whyte
Sales Consultant
027 239 2751
heather.whyte@lugtons.co.nz



About the Property —

Perfectly positioned alongside Raymond Park, this beautifully renovated three-bedroom home offers modern comfort, family-friendly living, and space to truly spread out.

Inside, the home has been thoughtfully updated with a ducted heat pump and cooling system for year-round comfort. The stylish kitchen flows seamlessly to the matching laundry, while the new bathroom showcases contemporary finishes. The roof has been resealed and painted, giving peace of mind for years to come.

Set on a fully fenced 938sqm section, this property is ideal for children and pets, with the added bonus of Raymond Park next door. Entertaining is easy thanks to new bi-fold doors opening to a large, sun-soaked deck that overlooks the green expanse of the park.

Additional features include gas hot water, insulation top and bottom, a carbon filtration water system, and excellent off-street parking with both garaging and a carport.

With vacant possession and motivated vendors, 45 Alderson Road represents an outstanding opportunity to secure a move-in-ready family home in a peaceful and convenient location.





















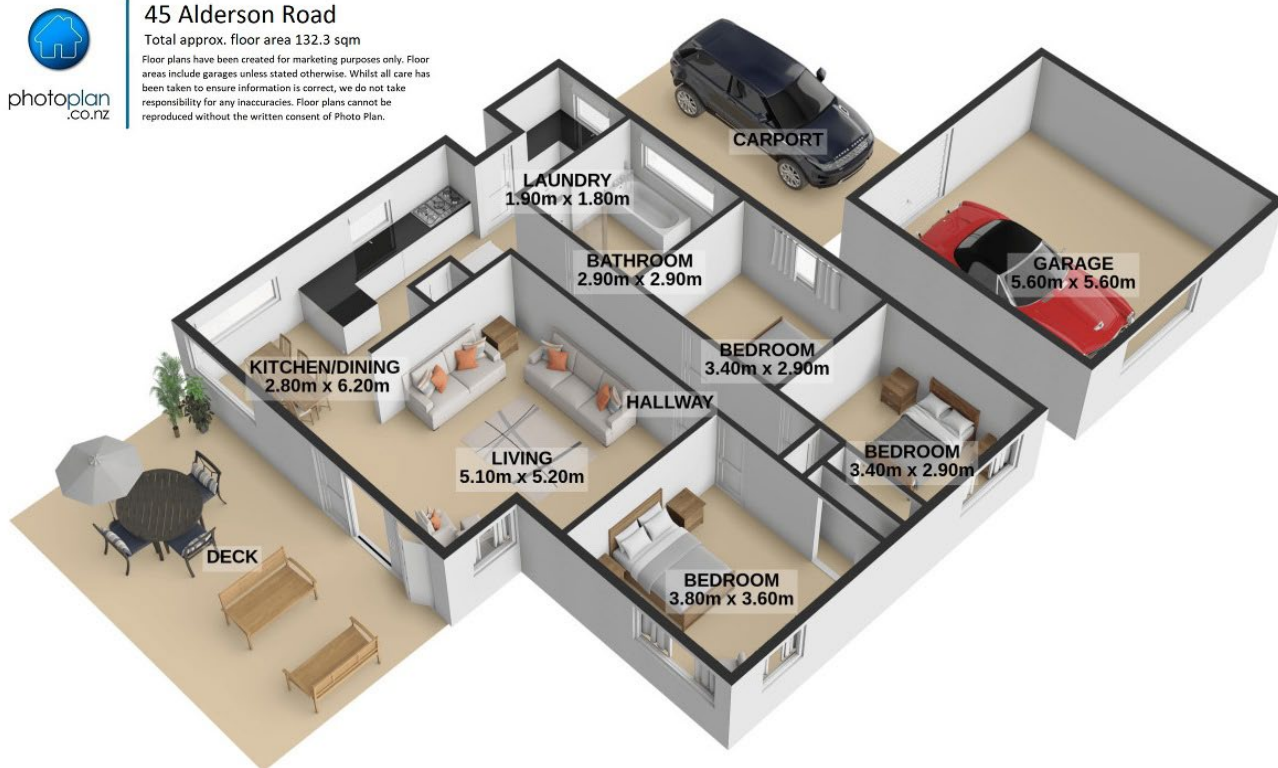




45 Alderson Road

Total approx. floor area 132.3 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	135	Insoll Avenue School	Raymond Park
Legal DP	DPS 13248	Fairfield Intermediate	Main arterial routes
Record of Title	SA10D/15	Fairfield College	Greenhill Village amenities & cafes
Land Area	938m²		Chartwell Mall
HCC Rates	\$3819.50		Porritt Stadium
WRC Rates	\$619.96		Waikato Expressway
Year Built	1970		

Chattels			
Dishwasher	Light Fittings	Ducted Heat Pump	Bathroom Mirror (LED Lights)
Fixed Floor Coverings	Curtains	Ventilation System	Bathroom Extractor Fan
Rangehood	Smoke Detectors	Clothesline	
Heated Towel Rail	Gas Cooktop	Washing Machine Taps	
Blinds	Garden Shed	Filtration System (carbon)	



Rental Appraisal —

45 Alderson Street Fairview Downs

3 BED | 1 LIVING | 1 BATH | 1 CAR

I have assessed this property on the 5 November 2025 and advise that the expected weekly rental return would be approximately.

\$625–\$650

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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Heather Whyte | 027 239 2751
terryryan.co.nz





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.



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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