

Wonderful Woodstock

8 Anson Avenue
Fairfield



Terry Ryan

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About the Property —

Set on a generous 981m² established section in a peaceful, family-friendly neighbourhood, this beautiful art deco property delivers lifestyle and location in one.

Inside, the home showcases the elegance of the Art Deco era, with rounded walls, native timber floors, and decorative plaster ceilings. Multiple living areas, along with a versatile office/studio, ensure there's space for every occasion.

At the heart of the home lies a stunning Paula Waterhouse-designed kitchen. Featuring a skylight, double oven, and dual fridge/freezer, it's a dream space for family living and entertaining. Bi-fold doors open to a private rear deck overlooking the native gully, creating an effortless indoor-outdoor flow. Evenings can be spent soaking in the spa pool under the stars, surrounded by the tranquillity of nature.

With four double bedrooms and three modern, tiled bathrooms—each complete with underfloor heating—comfort is guaranteed year-round. Practical updates such as a new roof and insulation top and bottom further enhance peace of mind.

Perfectly positioned on a tree-lined street in tightly held Woodstock, this two-storey home combines the character of yesteryear with the modern conveniences today's families demand. With plenty of off-street parking and a workshop for storage or projects, it offers both practicality and charm. Step outside to enjoy scenic river walks, excellent schools, and local cafés just a short stroll away. Just minutes from the CBD and in zone for excellent schools, it offers a lifestyle of ease and connection.

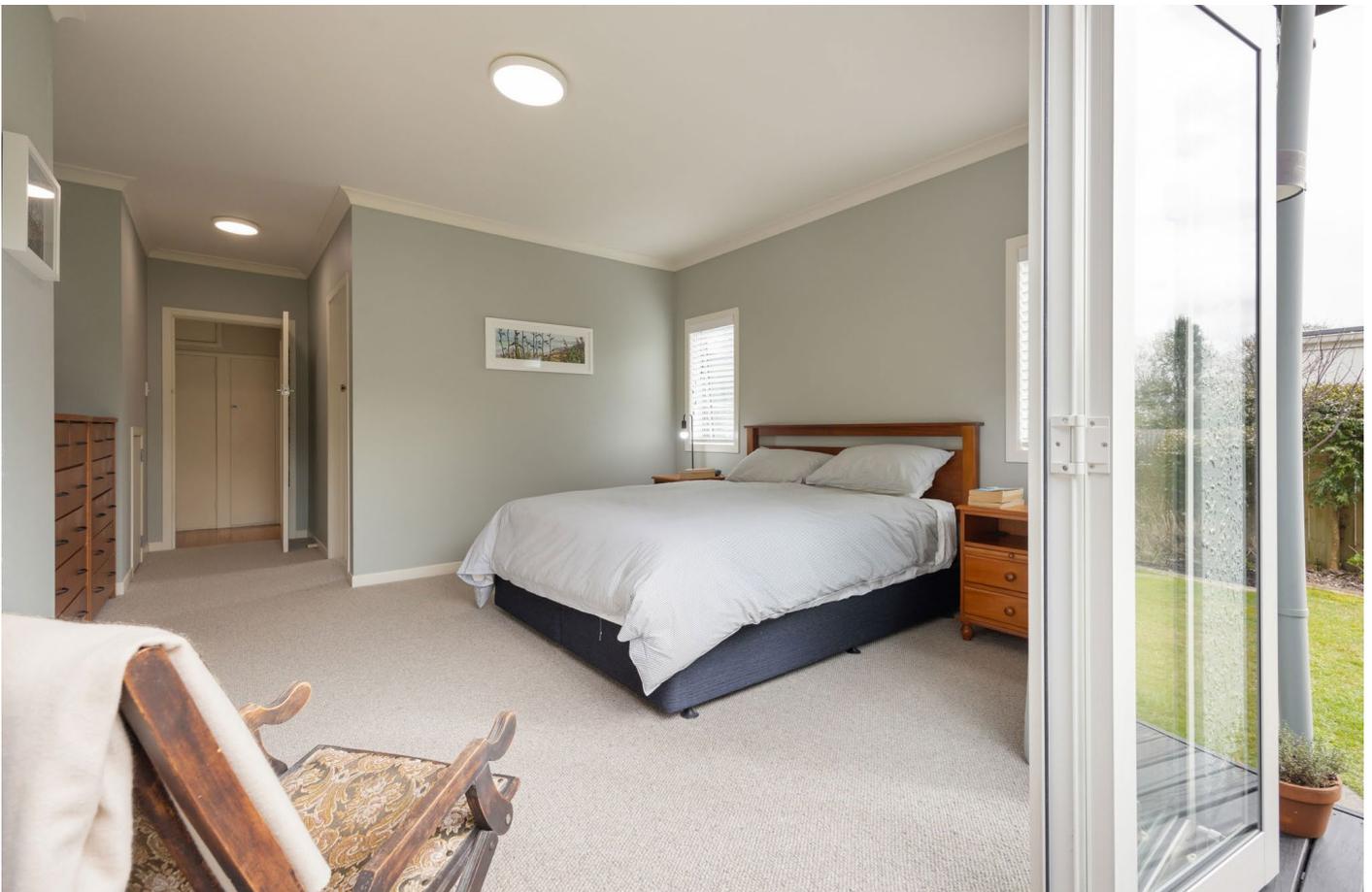
With the current owners re-locating, this much-loved family home is ready for its next chapter. Don't miss the opportunity to secure this rare gem—call Terry or one of the team today to arrange your private viewing.













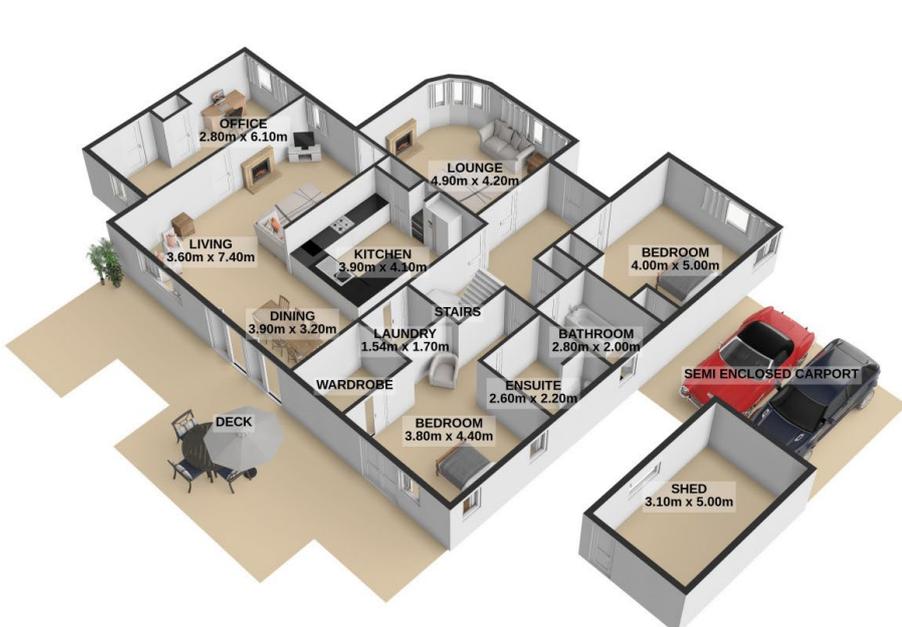












GROUND FLOOR: APPROX AREA 191.0 SQM



1ST FLOOR: APPROX AREA 50.4 SQM



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8 Anson Avenue

Total approx. floor area 241.4 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

| | |
|------------------------|-------------------|
| Legal Lot | 1 |
| Legal DP | 11128 |
| Record of Title | SA7A/267 |
| Land Area | 981m ² |
| HCC Rates | \$6733.51 |
| WRC Rates | \$1066.02 |
| Year Built | 1930's |

Local Schools

| |
|-----------------------------------|
| Woodstock School |
| St Joseph's Catholic School |
| Waikato Diocesan School for Girls |
| Fairfield College |
| Fairfield Intermediate |
| St Paul's Collegiate |

Local Conveniences

| |
|-------------------------------------|
| French Tart Cafe |
| Ranfurly Park |
| Waikato River Trails |
| Hamilton CBD |
| Easy access to main arterial routes |

Chattels

| | | | |
|------------------------|-------------------------|-----------------------------|---------------------------|
| Burglar Alarm | Heat Pump | Clothesline | Plumbed Fridge/Freezer |
| Fixed Floor Coverings | Curtains | Double Wall Oven | Heater in Drying Cupboard |
| Rangehood | Smoke Detectors x 2 | Dish Drawer | Irrigation System |
| Heated Towel Rails x 3 | Auto Garage Door | Bathroom Mirrors x 3 | Speakers x 4 |
| Blinds | Garage Door Remotes x 2 | Spa Pool | |
| Light Fittings | Induction Cooktop | Bathroom Extractor Fans x 3 | |



Rental Appraisal —

8 Anson Avenue Fairfield

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

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

\$850–\$900

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

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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