

Central Claudelands Living

33 Boundary Road
Claudelands



Terry Ryan
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About the Property —

Welcome to 33 Boundary Road, Claudelands — a sunny, spacious brick home that's perfect for first home buyers looking to make a smart start. This well maintained property has been recently painted inside and out, giving it a fresh, modern feel while retaining its classic charm.

Inside, you'll find three comfortable bedrooms and a generous north-facing lounge that's filled with natural light throughout the day. French doors open from the living area onto a fenced section, creating an effortless flow to the outdoors — ideal for entertaining, relaxing, or keeping children and pets safe.

The home is fully compliant with the Healthy Homes standards, offering peace of mind, warmth, and efficiency year-round. The 596sqm section is easy-care and low maintenance, giving you more time to enjoy everything this great location has to offer.

Set down a landscaped driveway leading to an attached double garage, with additional off-street parking for guests or extra vehicles. Whether you're coming home from work or hosting friends, there's always room for everyone.

In a popular Claudelands location, you're just a short walk to the city centre, parks, and the river — making this a lifestyle of both convenience and connection.

This is an outstanding opportunity to secure a solid, sunny home in one of Hamilton's most desirable suburbs. Don't miss your chance to view — homes like this don't stay on the market for long.

















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33 Boundary Road

Total approx. floor area 126.6 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	1	Woodstock School	Claudlands Park
Legal DP	DP 517884	Whitiora School	Hamilton CBD
Record of Title	810375	Fairfield Intermediate	Globox Arena
Land Area	596m²	Fairfield College	Five Cross Roads Shops
HCC Rates	\$3121.03	Southwell School	The Roaming Giant Restaurant & Bar
WRC Rates	\$683.31	Hamilton East School	Waikato River Trails

Chattels			
Stove	Bathroom Extractor Fan	Garage Door Remote	Bathroom Mirror
Dishwasher	Light Fittings	Electric Cooktop	
Fixed Floor Coverings	Heat Pump	Clothesline	
Rangehood	Auto Garage Door	Washing Machine Taps	



Rental Appraisal —

33 Boundary Road Suburb

3 BED | 1 LIVING | 1 BATH | 2 CAR

I have assessed this property on the 22 May 2025 and advise that the expected weekly rental return would be approximately.

\$620—\$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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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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