

# Hillcrest Heart & Soul

41A Bretton Terrace  
Hillcrest



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## About the Property —

Discover the charm and privacy of this elevated rustic retreat nestled in one of Hillcrest's most sought-after locations. The home features polished native timber floors and warm, inviting spaces that instantly make you feel at home.

Built for comfortable family living, the unique layout includes three double bedrooms, a light-filled mezzanine ideal as an office, studio or extra living nook, and a well-presented family bathroom. The sun pours in throughout the day, enhancing the natural textures and cosy ambiance.

Set on a 579sqm established section, the property offers a peaceful, leafy outlook while still providing room for children, pets and relaxed outdoor living. With excellent school zones, this address ticks all the boxes for families wanting convenience without compromising on tranquility.

Location is a standout—just a short stroll up the hill to local shops and the Hillcrest Medical Centre, with Jack's Café, playgrounds and parks close by. It's a neighbourhood known for its community feel and everyday ease.

Practical features include a quiet cul-de-sac and single garaging. With vacant possession, you can move in without delay.

41a Bretton Terrace offers a blend of character, sun and superb convenience—an opportunity not to be missed.

















































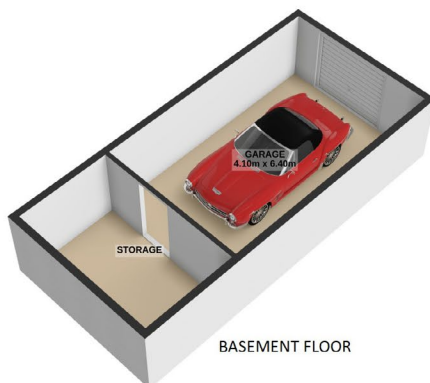
### 41A Bretton Terrace

Total approx. floor area 180.7 sqm

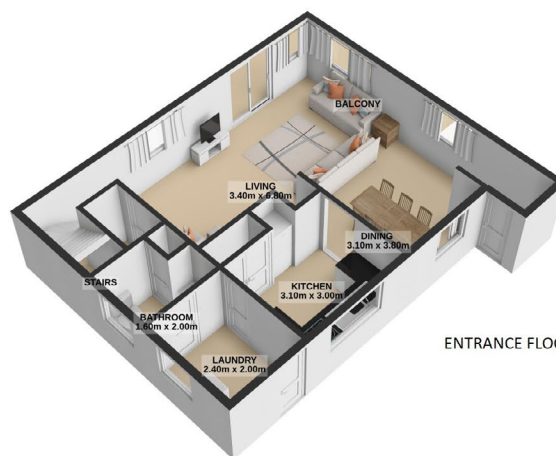
Floor plans have been created for marketing purposes only. Floor areas include garages unless stated otherwise. Whilst all care has been taken to ensure information is correct, we do not take responsibility for any inaccuracies. Floor plans cannot be reproduced without the written consent of Photo Plan.



1ST FLOOR



BASEMENT FLOOR



ENTRANCE FLOOR



Additional Information —

| Legal Description |           | Local Schools           | Local Conveniences               |
|-------------------|-----------|-------------------------|----------------------------------|
| Legal Lot         | 2         | Hillcrest Normal School | Jacks Coffee Lounge              |
| Legal DP          | DP 371412 | Knighton Normal School  | Flynn Park                       |
| Record of Title   | 288987    | St Johns College        | Hillcrest Stadium & Playground   |
| Land Area         | 579m²     | Berkley Middle School   | Cambridge Road shops & amenities |
| HCC Rates         | \$3738.55 | Hillcrest High School   | Hillcrest Medical Centre         |
| WRC Rates         | \$598.98  |                         | Main arterial routes             |
| Year Built        | 1980      |                         |                                  |

| Chattels              |                 |                      |                        |
|-----------------------|-----------------|----------------------|------------------------|
| Stove                 | Light Fittings  | Clothesline          | Bathroom Extractor Fan |
| Dishwasher            | Heat Pump       | Washing Machine Taps |                        |
| Fixed Floor Coverings | Curtains        | Bathroom Mirror      |                        |
| Blinds                | Smoke Detectors | Spa Bath             |                        |





## Rental Appraisal —

# 41A Bretton Terrace Hillcrest

3 BED | 1 LIVING | 1 BATH | 1 CAR

I have assessed this property on the 4 December 2025 and advise that the expected weekly rental return would be approximately.

# \$620—\$650

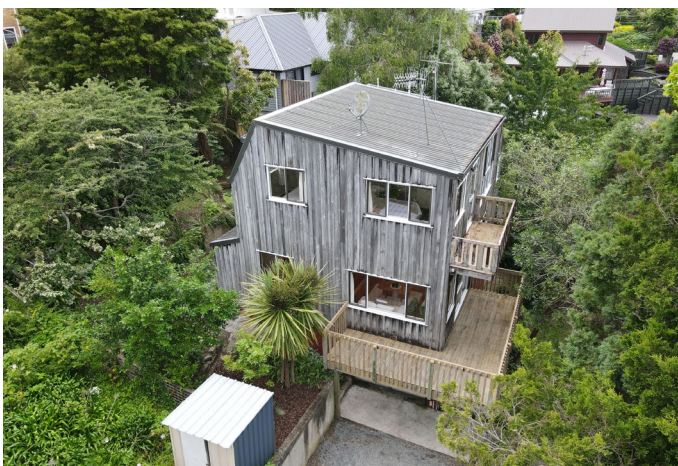
Please note this appraisal has been compiled with information sources regarding market rentals at the date of this appraisal. As rental values vary regularly depending on supply and demand, it is important to note that this is our considered opinion only as to the value and not a guarantee of rental income. Please do not hesitate to contact me if you require any further information

Yours faithfully,

**Yvette McLean**

Property Manager | 027 278 8257

**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  
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## Meet The Team —



### Terry Ryan

021 909 978    [terry.ryan@lugtons.co.nz](mailto: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](mailto: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](mailto: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](mailto: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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