

# Sweet Home Catalina

50 Catalina Drive  
Melville



**Terry Ryan**

Sales Consultant

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## About the Property —

Positioned in a quiet cul-de-sac within a good neighbourhood, this spacious three-bedroom brick home presents an outstanding lock-up-and-leave opportunity.

Tidy and well maintained throughout, the home offers generous, north-facing living areas that are filled with natural light and flow seamlessly to private indoor/outdoor living — perfect for relaxing or entertaining in all seasons. Fully insulated and fitted with a heat pump, comfort is assured year-round.

Set on a secure and private 439sqm front section, the property is fully fenced and enhanced by an electric gate with remotes, providing peace of mind and privacy. Double internal access garaging is complemented by additional off-street parking.

Conveniently located with easy access to Waikato Hospital and main arterial routes, this is an ideal option for professionals, downsizers or investors seeking a low-maintenance home in a prime location.

With motivated vendors relocating, this property is priced to sell and represents excellent value in today's market.

















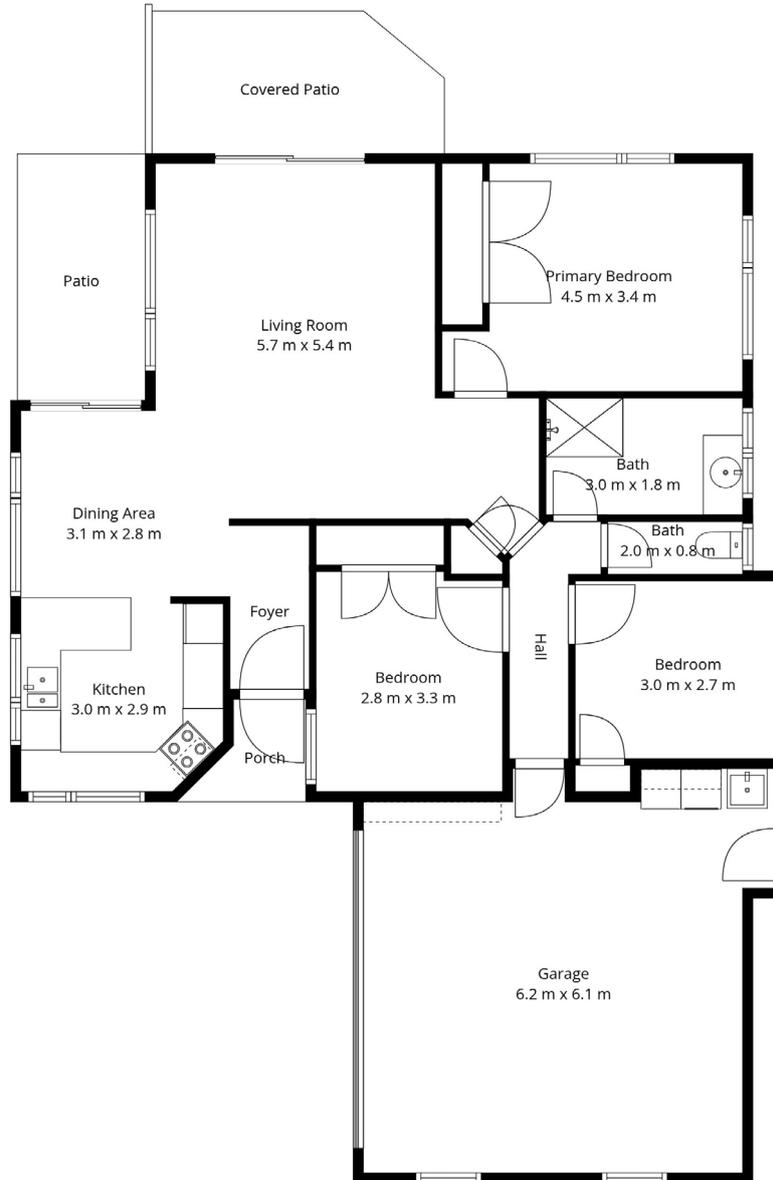






# 50 Catalina Drive

Total Floor Area: 130 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

<b>Legal Lot</b>	26
<b>Legal DP</b>	DPS 84246
<b>Record of Title</b>	SA66D/718
<b>Land Area</b>	439m <sup>2</sup>
<b>HCC Rates</b>	\$3,900.44
<b>WRC Rates</b>	\$619.09
<b>Year Built</b>	2000

### Local Schools

Southcity Christian School
Deanwell School
Te Kura Amorangi o Whakawatea
Mangakotukutuku College
St Puis X Catholic School

### Local Conveniences

Deanwell Park
Melville Rugby Football Club
Urlich Avenue Shop and Amenties
Hamilton Lake
Waikato Hospital
Hamilton CBD
Main Arterial Roads

### Chattels

Stove	Garage Door Remotes x 2	Clothesline	Security Door
Rangehood	Auto Garage Door	Washing Machine Taps	Electric Gate + Remotes x2
Kitchen Waste Disposal	Blinds	Water Filter	Fridge
Light Fittings	Drapes	Bathroom Mirror	Television
Smoke Detector	Curtains	HRV System	
Heated Towel Rail	Fixed Floor Coverings	Dish Drawer	
Heat Pump	Bathroom Extractor Fan	Water Filter	

### All Furniture:

Dining Table	Washing Machine	Side Table for Sofa x 2
Sofa	Dryer Machine	Queen Size Bed x 3 + Mattress
Coffee Table	Clothing Draw x 2	
TV Cable and TV	Desks for Study + Chairs x 2	Dinner Table with x 4 Chairs



## Rental Appraisal —

# 50 Catalina Drive Melville

3 BED | 1 LIVING | 1 BATH | 2 CAR

I have assessed this property on the 18 December 2025 and advise that the expected weekly rental return would be approximately.

# \$650–\$680



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.

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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](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.



## Brooklyn Hayde

021 283 8222 [brooklyn.hayde@lugtons.co.nz](mailto:brooklyn.hayde@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.



## Emma Bland

[admin.terryryan@lugtons.co.nz](mailto:admin.terryryan@lugtons.co.nz)

Emma brings over 6 years of real estate expertise as an agent and an assistant. Emma is a licensed agent and has bachelor's degree in communications specializing in Public Relations. Her bubbly personality, hardworking ethic and exceptional organizational skills, make her a valuable asset.



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