

Luxury Show Home Living

14 Hatric Road
Chartwell



Terry Ryan
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About the Property —

Perfectly positioned on a sunny corner site in the heart of Chartwell, this stylish ex-show home offers an enviable blend of comfort, convenience, and contemporary design. Set on a generous 576sqm landscaped section, the easy-care grounds provide a beautiful backdrop for relaxed living without the maintenance demands.

Inside, the home boasts two spacious and separate living areas, each designed to capture light and create effortless indoor/outdoor flow to sun-soaked entertaining spaces. The open-plan kitchen, complete with all modern conveniences, forms the central hub of the home, making it ideal for both everyday family living and hosting guests.

The striking cedar and brick exterior hints at the quality within, where four well-proportioned bedrooms and a handy office nook provide ample space for work and rest. Two beautifully appointed bathrooms ensure luxury and convenience for the whole family. Fully insulated and complemented by heat pumps and underfloor heating, the home is designed for year-round comfort.

Practicality is well covered with good-sized garaging and plenty of off-street parking. A morning coffee at Volare is just a short stroll away, and the location offers easy access to the many amenities of Parkwood Village.

With the current owners downsizing, this immaculate home is ready for its next chapter – and ready for you to make it yours.

























Additional Information —

Legal Description		Local Schools	Local Conveniences
Legal Lot	21	Bankwood School	The Wayward Pigeon
Legal DP	DP 496238	St Paul’s Collegiate	Volare Cafe
Record of Title	729851	Fairfield Intermediate	Parkwood Village amenities
Land Area	576m²	Fairfield College	Chartwell Shopping Mall
HCC Rates	\$5519.34	St Joseph’s Catholic School	Waikato Expressway
WRC Rates	\$872.82		Wairere Drive
Year Built	2016		

Chattels			
Dishwasher	Blinds	Auto Garage Door	Wall Oven
Burglar Alarm	Light Fittings	Garage Door Remotes x 2	Bathroom Mirrors x 2
Fixed Floor Coverings	Heat Pumps x 2	Drapes	Bathroom Extractor Fans x 2
Rangehood	Curtains	TV Bracket	
Waste Disposal	Cooktop	Clothesline	
Heated Towel Rails x 2	Smoke Detectors	Washing Machine Taps	



Rental Appraisal —

14 Hatric Road Chartwell

4 BED | 2 LIVING | 2 BATH | 2 CAR

I have assessed this property on the 31 July 2025 and advise that the expected weekly rental return would be approximately.

\$750–\$775

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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