

St Andrews Starter

50A Heath Street
St Andrews



Terry Ryan
Sales Consultant
021 909 978
terry.ryan@lugtons.co.nz



Heather Whyte
Sales Consultant
027 239 2751
heather.whyte@lugtons.co.nz



About the Property —

Positioned in a convenient and ever-popular St Andrews location, 50A Heath Street presents an outstanding opportunity for first home buyers and savvy investors alike.

Recently refreshed with a freshly painted exterior, this home offers a warm and inviting feel from the moment you arrive. Inside, you'll find three generous double bedrooms, complemented by new flooring and LED lighting throughout, creating a modern, low-maintenance living environment.

Timber features add character and charm, while the functional layout ensures comfortable everyday living. The easy-care section means more time to relax and less time on upkeep—perfect for busy lifestyles.

Practicality is well covered with excellent parking options and good garaging, making it ideal for families, guests, or those needing extra storage space.

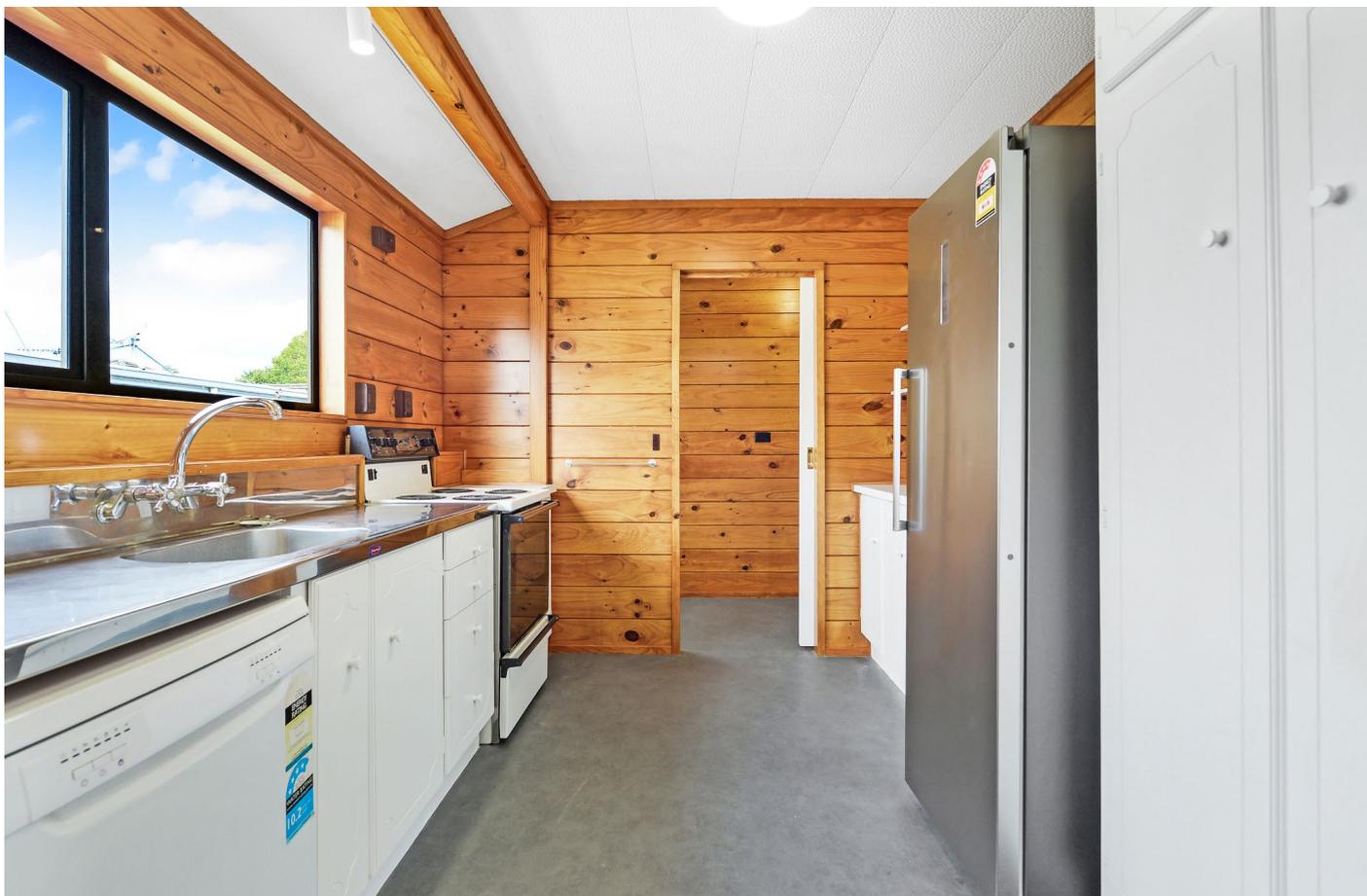
Located just moments from local shops, the library, schools, and popular cafes, this home combines affordability with unbeatable convenience.

Whether you're stepping onto the property ladder or adding to your portfolio, this is a very affordable opportunity in a sought-after area.





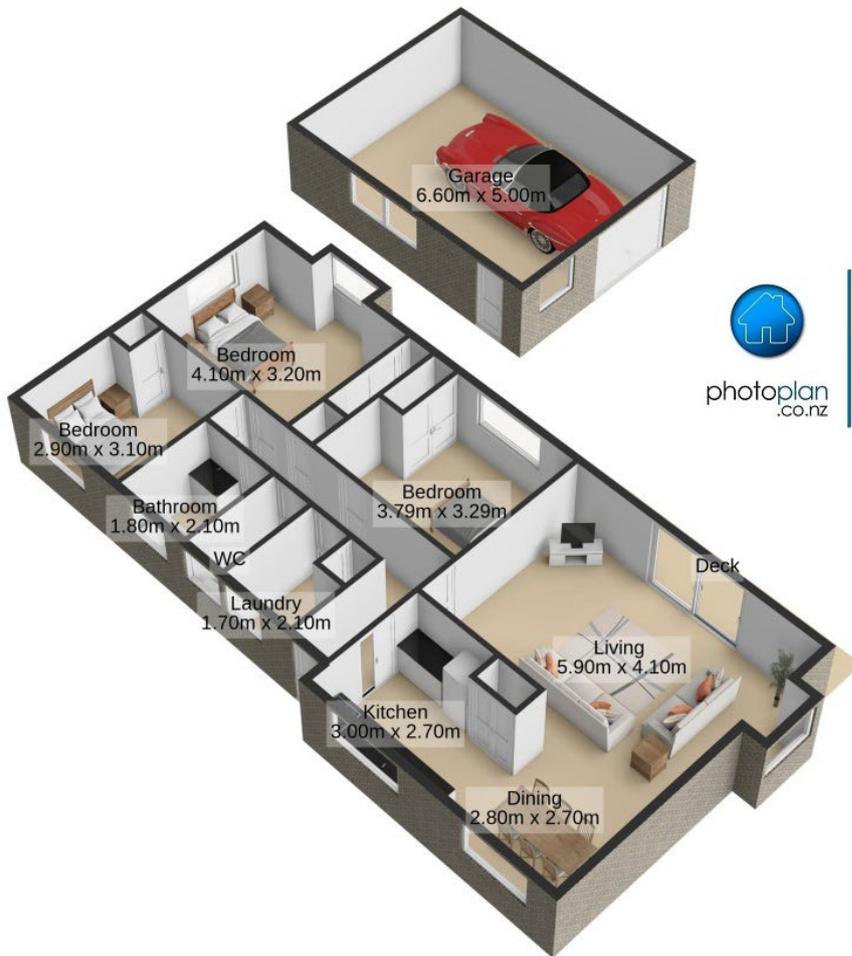












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50A Heath Street

Total approx. floor area 133.6 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

Firstly, an Estate in Fee Simple as to a 1/2 share of 1145m2 more or less, being Lot 4 DPS3509 on CT SA40C/255

SECONDLY, an Estate in Leasehold created by Lease LH772405.1 for a term of 999 years from 21.08.1987 described as Flat B DPS 47720, also comprised on CT SA40A/255

HCC Rates \$3131.46

WRC Rates \$503.41

Year Built 1988

Local Schools

St Andrews Middle School

Vardon School

Waikato Diocesan School for Girls

Local Conveniences

Heath Park

Braid Road Shops

St Andrews Fishing Club Cafe

Te Rapa straight amenities

Waikato river walks & trails

Hamilton CBD

Chattels

Stove

Heated Towel Rail

Clothesline

Auto Garage Door

Dishwasher

Heat Pumps x 2

LED Light Fittings

HRV Ventilation System

Fixed Floor Coverings

Curtains

Washing Machine Taps

Waste Disposal

Garage Door Remote

Bathroom Mirror



Rental Appraisal —

50A Heath Street St Andrews

3 BED | 1 LIVING | 1 BATH | 1 CAR

I have assessed this property on the 19 March 2026 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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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
terryryan.co.nz





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.



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.



Emma Bland

022 161 8657 admin.terryryan@lugtons.co.nz

Emma brings over eight years of experience in the real estate industry, both as a salesperson and an assistant. She is a licensed real estate agent and holds a bachelor's degree in Communications with a focus in Public Relations.

Emma acts as the central hub for communication, scheduling, and client support, allowing our agents to focus on what they do best: helping clients buy and sell homes. With a passion for organisation and a sharp eye for detail, Emma ensures that every transaction moves forward seamlessly - from listing paperwork to closing day. She believes that open communication and a positive environment are key to success, often going the extra mile to ensure everyone stays informed and engaged.

After a short break away, we have embraced the return of Emma back to our team. Known for her bubbly personality, strong work ethic, and outstanding organisational skills, Emma is a valuable asset to Team Terry and Heather.



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