

# Elevated, Spacious & Sun-Soaked

23 Holloway Place  
Forest Lake



**Terry Ryan**

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## About the Property —

Welcome to 23 Holloway Place, where comfort meets convenience in this spacious and sun-drenched family home. Elevated for privacy, this charming residence opens out to a huge, sun-filled deck, perfect for entertaining, complete with two large sun umbrellas to enjoy those long summer days.

After nearly 30 years of family memories, it is time for my vendors to let the next owners make it their own. Sitting on a generous 781sqm established section, the property boasts a variety of fruit trees, making it an idyllic retreat for children and pets to explore.

Inside, you'll find three spacious bedrooms and a well-appointed family bathroom plus an extra toilet downstairs, offering ample space for growing families. The home features a generous kitchen and separate dining areas, perfect for hosting guests or enjoying everyday meals.

A standout feature is the striking atrium at the front entrance, with a high ceiling that creates a sense of space and grandeur. Another feature is the large attic for maximum storage with a strengthened floor.

Practicality is also key, with an extra-large double basement garage, plus heaps of off-street parking for extra vehicles, boats, or trailers.

Nestled in a quiet cul-de-sac with fantastic neighbours, this home is close to parks, schools, Waterworld and northern amenities, ensuring a convenient and family-friendly lifestyle. With the vendors on the move south, motivation is high so don't miss this opportunity to secure a home that is the perfect family environment!

















































GROUND FLOOR: APPROX AREA 49.6 SQM



1ST FLOOR: APPROX AREA 110.8 SQM



### 23 Holloway Place

Total approx. floor area 160.4 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	12	Forest Lake School	Minogue Park
Legal DP	DP 8449	Maeroa Intermediate	Waterworld
Record of Title	SA15C/1423	St Peter Chanel Catholic School	Hamilton CBD
Land Area	781m <sup>2</sup>		The Sugar Bowl Cafe
HCC Rates	\$3767.95		Main arterial routes
WRC Rates	\$699.80		
Year Built	1973		

Chattels			
Electric Cooktop	Light Fittings	TV Brackets x 2	Washing Machine Taps
Underbench Oven	Fixed Floor Coverings	Heated Towel Rail x 1	Big Pot in Lounge & Plant
Dish Drawers x 2	Blinds, Curtains & Drapes	Bathroom Extractor Fan	Compost Bins x 2
Waste Disposal	Smoke Detectors	Bathroom Mirrors x 2	Sun Umbrella's & Covers x 2
Reverse Osmosis Water Filter	Heat Pumps x 2	Sensor Lights in Bathroom, Lounge & Kitchen	
	Ceiling Fan		





## Rental Appraisal —

# 23 Hollway Place Forest Lake

3 BED | 1 LIVING | 1 BATH | 2 CAR

I have assessed this property on the 27th February 2025 and advise that the expected weekly rental return would be approximately.

# \$650—\$675

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**



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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](http://terryryan.co.nz)







## 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.





## Kirn Parmar

027 854 7722   [kirn.parmar@lugtons.co.nz](mailto: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](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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