

Buy One or Both

188 Hukanui Road
Chartwell



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 —

Discover an exceptional high-profile opportunity in the heart of Chartwell with 188 and 188A Hukanui Road – available to purchase individually or together, offering versatility rarely found in this prime location.

Positioned directly opposite Chartwell Mall, the front property features a three-bedroom, one-bathroom home with a spacious living area set on a 400sqm (approx.) section. With a new roof already in place and plenty of scope to add further value, this is an ideal project for renovators, investors, or those looking to secure a well-located first home.

Tucked privately at the rear, 188A offers a 452sqm (approx.) section with no covenants, giving buyers the freedom to design or relocate to their own requirements. This blank canvas presents exciting development potential or a future business opportunity thanks to the high-exposure position.

In zone for the sought-after Hukanui School and surrounded by an array of amenities, transport, eateries, and retail, the location speaks for itself. With motivated vendors and vacant possession, buyers can act with confidence and move swiftly.

Opportunities of this profile and flexibility are rare – secure one or secure both, and unlock the potential of this premium Chartwell address.

























photoplan
.co.nz

188 Hukanui Road
Total approx. floor area 148.8 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.



GARAGE: APPROX FLOOR AREA 42.0 SQM



HOUSE: APPROX FLOOR AREA 106.8 SQM

Additional Information —

Legal Description		Local Schools	Local Conveniences
Legal Lot	1	Hukanui School	Chartwell Mall
Legal DP	DP 448738	St Pauls Collegiate	Chartwell Library
Record of Title	567937	Fairfield College	Chedworth park
Land Area	400m ²	Fairfield Intermediate	Porritt Stadium
HCC Rates	\$3293.34		Main arterial routes
WRC Rates	\$529.87		
Year Built	1960		

Chattels			
Stove	Heat Pump	Clothesline	Bathroom Extractor Fans
Dishwasher	Curtains	Fireplace	x 2
Fixed Floor Coverings	Smoke Detectors	Washing machine Taps	
Light Fittings	Electric Cooktop	Bathroom Mirrors	



Rental Appraisal —

188 Hukanui Road Chartwell

3 BED | 1 LIVING | 1 BATH

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

\$560—\$580

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
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.



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.



Photos and floor plan are the property of Lugtons Real Estate and are not to be used without prior consent.
Licensed under the Real Estate Agents Act 2008.

www.lugtons.co.nz | XR22583