

Something Special

8 Jobe Road
Chartwell



Terry Ryan

Sales Consultant

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Heather Whyte

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About the Property —

Welcome to 8 Jobe Road, a beautifully crafted GJ Gardner designer home that blends modern style, superior quality, and effortless living in one of Chartwell's most desirable neighbourhoods.

Built in 2017 and owned by the renowned kitchen designer Sandra Grummitt, this brick-and-linea residence showcases exceptional design throughout. Starting with her stunning kitchen, complete with top quality appliances and cabinetry, you can be assured the kitchen is beautifully styled and functional for any aspiring chef.

Step into the spacious open-plan living, where light-filled interiors flow seamlessly to multiple indoor/outdoor living zones—perfect for entertaining or relaxing in style. The large room at the front of the home can also be used as a cosy living room, office or a fourth bedroom. Designer lighting enhances the ambience, whilst auto remote blinds over the sliders provide convenience and privacy at the touch of a button. With double glazing throughout and thoughtful finishes at every turn, this home stands out for its quality, warmth, and modern comfort.

The home offers three double bedrooms and two stylish tiled bathrooms, providing comfort and luxury for families, professionals, or downsizers seeking quality. A fully fitted out separate laundry ensures everyday ease, and the generous double garaging delivers ample space for vehicles, storage, or hobbies.

Outside, the beautifully landscaped, established 474sqm section delivers instant street appeal, setting a welcoming tone from the moment you arrive.

Located in a great street and neighbourhood, you'll love the convenience of being able to walk to Volare, Wayward Pigeon, and a range of nearby amenities—making this an unbeatable lifestyle choice.

8 Jobe Road is a home where design and practicality come together perfectly. We invite you to view and experience the exceptional standard of living on offer.























8 Jobe Road

Total Floor Area: 187 sq.m APPROX.



*in*House

Additional Information —

Legal Description		Local Schools	Local Conveniences
Legal Lot	57	St Paul’s Collegiate	Volare Cafe
Legal DP	DP 496238	Fairfield Intermediate	The Wayward Pigeon
Record of Title	729886	Fairfield College	Parkwood Village Amenities
Land Area	474m²	Bankwood School	Chartwell Mall
HCC Rates	\$4871.78		Wairere Drive
WRC Rates	\$774.29		Waikato Expressway
Year Built	2017		

Chattels

Dishwasher	Smoke Detectors	Bathroom Mirrors x 2	Blinds (auto & manual)
Fixed Floor Coverings	Auto Garage Door	Underbench Oven (combi oven)	Wall Oven
Rangehood	Garage Door Remotes x 2	Bathroom Extractor Fans x 2	Hooks & Shelving in Garage
Waste Disposal	Electric Cooktop	Water Filter	
Burglar Alarm	Water Filter	Heated Towel Rail & Timer x 2	
Light Fittings	Clothesline		
Heat Pump	Washing Machine Taps		



Rental Appraisal —

8 Jobe Road Chartwell

3 BED | 2 LIVING | 2 BATH | 2 CAR

I have assessed this property on the 10 December 2025 and advise that the expected weekly rental return would be approximately.

\$700—\$730

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.



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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