

Smart, Affordable Living

22/241 Killarney Road
Frankton



Terry Ryan

Sales Consultant

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Heather Whyte

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About the Property —

An affordable and well-presented two-bedroom unit, this property offers the perfect blend of comfort, convenience, and low-maintenance living. Tucked away at the end of a tidy block within a private, gated lane, the 100sqm home provides an easy-care lifestyle in a location that truly ticks all the boxes.

Inside, the interior is neat and welcoming, featuring a functional layout with spacious open-plan living, a dedicated dining area, a full bathroom, and the ease of an internal access single garage. Both bedrooms are doubles, serviced by a generous, well-appointed bathroom.

Set back from the street, the home enjoys peace and privacy, while still benefiting from the security and community feel of a well-maintained complex, complete with an additional car park.

Public transport couldn't be easier with a bus stop right outside the gate, and you're just moments from the Dinsdale shops, Hamilton Lake, and Waikato Hospital.

For buyers seeking a smart, low-hassle property in a superbly convenient location, this one is not to be missed.

















Additional Information —

Legal Description		Local Schools	Local Conveniences
Legal Lot	Unit 22	Rhode Street School	Dinsdale Shopping Centre
Legal DP	DP 369640	St Columbas Catholic School	Woolworths Dinsdale
Record of Title	282800	Fraser High School	Swarbrick Park
HCC Rates	\$3,131.46		Hamilton Lake
WRC Rates	\$502.52		Hamilton CBD
			Waikato Hospital

Chattels

Stove	Light Fittings	Garage Door Remotes x 2	Dishwasher
Burglar Alarm	Heat Pump	Drapes	Washing Machine Taps
Fixed Floor Coverings	Curtains	Electric Cooktop	Garden Sheds x 2
Blinds	Smoke Detectors x 2	Clothesline	Bathroom Mirror
Bathroom Extractor Fan	Auto Garage Door	Rangehood	



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22/241 KILLARNEY ROAD

TOTAL APPROX FLOOR AREA 100.0 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.

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.



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Heather Whyte | 027 239 2751

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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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