

# Country Lifestyle in Chartwell

**16 Logan Court**  
Chartwell



**Terry Ryan**

Sales Consultant

021 909 978

[terry.ryan@lugtons.co.nz](mailto:terry.ryan@lugtons.co.nz)



**Heather Whyte**

Sales Consultant

027 239 2751

[heather.whyte@lugtons.co.nz](mailto:heather.whyte@lugtons.co.nz)







## About the Property —

Tucked away at the end of a peaceful cul-de-sac, 16 Logan Court is a rare sanctuary that blends the charm of country living with the ease of city convenience. Recently refreshed with a smartly painted exterior, this expansive family residence sits proudly on an impressive 2042sqm of private, sun-soaked grounds — a setting that feels a world away from the bustle, yet remains moments from all that Chartwell has to offer.

Generous in every sense, the home unfolds over four well-proportioned bedrooms plus a dedicated office, offering flexibility for growing families or those who work from home. Two stylish bathrooms and two spacious living areas cater effortlessly to modern life, while the heart of the home flows seamlessly to a choice of elevated decks. Here, panoramic views and all-day sunshine create the perfect backdrop for morning coffees, lazy afternoons, and summer gatherings.

The outdoor spaces are nothing short of exceptional. A sparkling pool and rejuvenating spa invite both playful afternoons with the kids and serene evenings under the stars. The sprawling section provides space for cricket matches, garden projects, or simply enjoying the serenity, with excellent off-road parking for boats, caravans, and extra vehicles.

Comfort is assured year-round with full insulation, five efficient heat pumps, and the welcoming glow of a woodfire on cooler nights. Families will also appreciate the sought-after school zones and the lifestyle this location affords — private, peaceful, and perfectly positioned for the sun.

More than a home, this is a family lifestyle. An address with excellent school zones, where space and privacy abound, and where every day feels like a retreat. Affordable lifestyle living awaits you here at 16 Logan Court.













































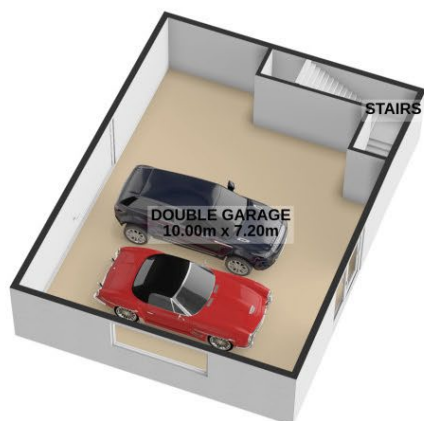




## 16 Logan Court

Total approx. floor area 144.7sqm

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.



GROUND FLOOR: APPROX AREA 71.7 SQM



1ST FLOOR: APPROX AREA 173.0 SQM



Additional Information —

Legal Description		Local Schools	Local Conveniences
Legal Lot	15	Hukanui School	The Wayward Pigeon
Legal DP	DPS 91028	St Paul’s Collegiate	Volare Cafe
Record of Title	SA72A/343	Fairfield Intermediate	Parkwood Village amenities
Land Area	2042m²	Fairfield College	Chartwell Shopping Mall
HCC Rates	\$5682.28	St Joseph’s Catholic School	Waikato Expressway
WRC Rates	\$883.58		Wairere Drive
Year Built	2001		

Chattels			
Dishwasher	Heat Pumps x 5	Water Filter	Security Door x 1
Fixed Floor Coverings	Curtains	Clothesline	HRV System
Rangehood	Smoke Detectors	Washing Machine Taps	Bathroom Extractor Fans x 2
Waste Disposal	Auto Garage Door	Garden Shed	Pool Equipment
Heated Towel Rails x 2	Garage Door Remotes x 2	Wall Oven	Double Fridge
Blinds	Drapes	Bathroom Mirrors x 2	Wood Burner
Light Fittings	Electric Cooktop	Spa Pool	





## Rental Appraisal —

# 16 Logan Court Chartwell

4 BED | 2 LIVING | 2 BATH | 2 CAR

I have assessed this property on the 31 July 2025 and advise that the expected weekly rental return would be approximately.

# \$825—\$850

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**



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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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