

Sunny Modern Living

2/7 The Link
Flagstaff



Terry Ryan

Sales Consultant

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Sales Consultant

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About the Property —

Positioned in the sought-after Flagstaff community, 2/7 The Link offers the perfect blend of style, comfort, and convenience. Elevated on a private 203sqm section, this contemporary home is only five years old and boasts modern, fresh décor complemented by quality chattels throughout.

Step inside to discover two spacious living areas flooded with natural light, creating a warm and inviting atmosphere. The stylish open-plan kitchen is a true centrepiece, perfectly designed for both everyday living and entertaining. Excellent indoor/outdoor flow leads to a beautifully established, landscaped garden—fully fenced to keep children and pets safe while you relax or host friends.

The home features three generous bedrooms, including a master with a walk-in robe offering abundant storage. There are two well-appointed bathrooms, plus the convenience of a third toilet. Every detail has been carefully considered for comfort and functionality.

Located directly across the road from a lake walk and within excellent school zones, this property provides lifestyle and location in one. With no body corp fees, easy-care grounds, and a home that still feels fresh and modern, this is an affordable opportunity you won't want to miss.





















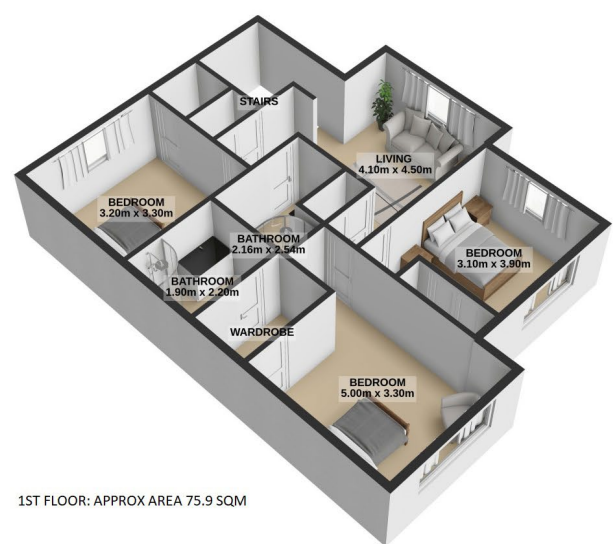
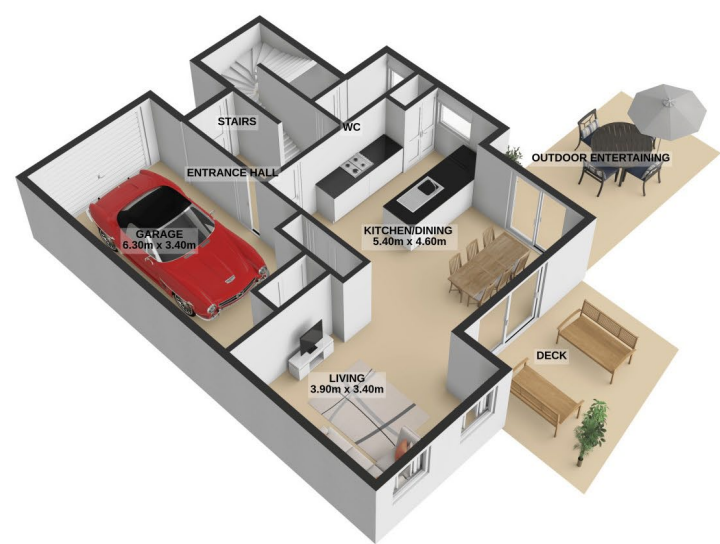




2/7 The Link

Total approx. floor area 150.0 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.



Additional Information —

Legal Description		Local Schools	Local Conveniences
Legal Lot	11	Endeavour School	Discovery Park
Legal DP	DP 544627	Te Rapa School	The Link bridge walk
Record of Title	922960	Rototuna Senior High School	Woolworths Rotouna
Land Area	203m²	Rototuna Junior High School	Kinfields shopping & amenities (Borman Rd)
HCC Rates	\$3,981		Fergus Bar & Resturant
WRC Rates	\$630		Main arterial roads
Year Built	2020		

Chattels			
Rangehood	Heated Towel Rails x 2	Curtains	Under Bench Oven
Dishwasher	Heat Pump	Drapes	Electric Bosch Cooktop
Kitchen Waste Disposal	Auto Garage Door	Fixed Floor Coverings	Tv Bracket x 1
Light Fittings	Garage Door Remotes x 2	Clothesline	Bathroom Mirrors x 3
Smoke Detectors x 4	Blinds	Washing Machine Taps	Bathroom Extractor Fans x 2



Rental Appraisal —

2/7 The Link Flagstaff

3 BED | 2 LIVING | 2 BATH | 1 CAR

I have assessed this property on the 14th August 2025 and advise that the expected weekly rental return would be approximately.

\$680–\$700

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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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.



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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