

# Prime Harrowfield Residence

101D Harrowfield Drive  
Harrowfield



**Kirn Parmar**

027 854 7722  
kirn.parmar@lugtons.co.nz



**Terry Ryan**

021 909 978  
terry.ryan@lugtons.co.nz





## About the Property

3 BED | 1 LIVING | 2 BATH | 1 CAR

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If location is paramount, this exceptional property deserves a spot on your viewing list. Built by the esteemed Grafraell Properties and less than a year old, this road-facing, fully fenced corner unit boasts a prime position in the sought-after suburb of Harrowfield.

Enjoy a leisurely stroll to the nearby river and take advantage of the quick drive to Chartwell and the Base shopping centre. The property's entrance is situated on the road, providing a sense of independence and privacy, with no adjoining property on one side.

The interior showcases a sleek, open-plan living design that seamlessly flows to the north-facing outdoor living area, perfect for soaking up the beautiful evening sunsets. Three spacious double bedrooms, two full bathrooms, and a single internal access garage complete the interior.



Additional highlights of this outstanding property include:

- Concrete panel exterior
- Full insulation
- Double-glazed windows
- LED lighting throughout

To arrange a private viewing, please contact Kirn Parmar at 027 854 7722.

















## Legal Description

Lot 1	DP 592414
Record of Title:	1137505
Land Area:	243m <sup>2</sup>
Year Built:	2023

## Chattels

- Rangehood
- Cooktop
- Underbench Oven
- Dishwasher
- Light Fittings
- Fixed Floor Coverings
- Heated Towel Rails x 2
- Blinds
- Clothesline
- Washing Machine Taps
- Auto Garage Door & Remote x 1
- Mirror
- Outdoor Water Heater





## Local Schools

Hukanui School  
Fairfield Intermediate

## Local Conveniences

Minutes from the river  
Chartwell Shopping Centre  
The Base Shopping Centre  
Flagstaff Shopping Centre  
Tauhara Park



## Meet your sales consultant

# Terry Ryan

☎ 021 909 978

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

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.

Your property is not just another listing; it is something you have worked hard for, cared for, and no doubt has a special significance to you. Accordingly, Terry will ensure it is marketed to receive maximum exposure and attract the best price the market has to offer.



## Meet your sales consultant

# Kirn Parmar

☎ 027 854 7722

✉ [kirn.parmar@lugtons.co.nz](mailto:kirn.parmar@lugtons.co.nz)

Hi, I'm Kirn Parmar. I moved from Toronto, Canada to Hamilton, New Zealand to focus on a better life balance for me and my family. I have fallen in love with this city and am very proud to call Hamilton my 'home'. My academic qualifications are in both accounting/finance and software programming. My mixed background has provided me with excellent communication and negotiation skills. I have always had a passion for Real Estate and the opportunities/significance it can have for people's lives, whether it be creating your family's foundation or building on future investments.

I value the benefits of working on a team as opposed to an individual agent working in isolation. I am privileged to be part of Terry Ryan's reputable team at Lugtons Real Estate, which supports the same work ethics and values as my own. I look forward to helping you in any way that I can.



# Rental Appraisal

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I have assessed this property on the 13th June 2024 and advise that the expected weekly rental return would be approximately.

## \$660 - \$690

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**



# 101d Harrowfield Drive

Total Floor Area: 100 sq.m APPROX.



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