

Renovated 4-Bedroom Freehold Home for Under \$600,000!

192B Tramway Road
Enderley



Kim Parmar

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T&H
Terry Ryan & Heather Whyte
Real Estate

 **Lugtons**



About the Property

4 BED | 1 LIVING | 1 BATH | 1 CAR

192B Tramway Road
Enderley

Welcome to 192B Tramway Road, Enderley! This fantastic property offers four bedrooms, a stunning renovation, and a spacious 561 m2 freehold section, all for under \$600,000! A rare find at this price point, this property is a must-see! The open plan concept showcases the modern renovated kitchen, complete with sleek stone bench tops, gas cooking, and space for a double door fridge. Outside, you'll find a fully fenced backyard, perfect for children and pets to play safely, and a spacious deck/patio area ideal for alfresco entertaining or relaxing.

Conveniently located within walking distance to Porritt Stadium, this property is also just a quick drive to Chartwell Shopping Centre, the University of Waikato, and the expanding Ruakura hub.

Don't miss out on this incredible opportunity! Contact Kirn Parmar at 0278547722 or Terry Ryan at 021909978 today to schedule a private viewing and experience the perfect blend of space, style, and location at an unbeatable price!













Legal Description

Lot 2	DP 362181
Record of Title:	253822
Land Area:	561m ²
HCC Rates:	\$2203.11
WRC Rates:	\$463.36

Chattels

- Rangehood
- Cooktop
- Light Fittings
- Smoke Detectors
- Heat Pump
- Garden Shed
- Curtains
- Fixed Floor Coverings
- Underbench Oven
- Bathroom Mirror



Local Schools

Peachgrove Intermediate
Fairfield Intermediate
Insoll Primary School


Local Conveniences

Chartwell shopping centre
University of Waikato
Porritt Stadium



Meet your sales consultant

Kirn Parmar

 027 854 7722

 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.



Meet your sales consultant

Terry Ryan

 021 909 978

 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.

Rental Appraisal

**192B Tramway Road
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I have assessed this property on the 30th May 2024 and advise that the expected weekly rental return would be approximately.

\$640 - \$680

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**





192B Tramway Road
Total approx. floor area 140.1 sqm (incl. carport)
Floor plans have been created for marketing purposes only. These 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.



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