

Elevated Living At It's Best

33 Sylvester Crescent
Flagstaff



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T&H
Terry Ryan & Heather Whyte
Real Estate

 **Lugtons**



About the Property

4 BED | 2 LIVING | 2 BATH | 2 CAR

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Welcome to this stunning brick home built by Golden Homes, perfectly positioned on a spacious 861m² section with elevated views of the city. This modern family haven offers the ultimate balance between relaxation and entertainment, with ample space for everyone to enjoy.

Prime Location

Perched on an elevated site in a sought-after neighbourhood, this property boasts a prime position with stunning views, surrounded by quality homes and amenities. Enjoy easy access to top-rated schools, daycare, and Flagstaff's amenities.

Open-Plan Living

The spacious open-plan living area flows seamlessly outdoors, perfect for entertaining and family fun. The well-appointed kitchen features two wall ovens, double dishwashers, gas hob, and a social island that connects with the living area.

Private Retreats

The four double bedrooms, including a master with walk-in robe and ensuite, offer peaceful retreats, while the separate lounge provides additional space for relaxation and entertainment.

Practical Features

Enjoy the convenience of a utility room, large linen cupboard, and gas hot water. Stay comfortable year-round with heat pumps and a toasty interior ambiance.













Legal Description

| | |
|------------------|-------------------|
| Lot 55 | DP 486841 |
| Record of Title: | 695100 |
| Land Area: | 861m ² |
| HCC Rates: | \$4014.43 |
| WRC Rates: | \$856.19 |
| Year Built: | 2015 |

Chattels

- Rangehood
- Dishwasher
- Waste Disposal
- Wall Ovens x 2
- Cooktop
- Light Fittings
- Fixed Floor Coverings
- Smoke Detectors x 2
- Alarm
- Curtains
- Heat Pump
- Heated Towel Rails x 2
- Bathroom Extractor Fan
- Bathroom Mirrors
- Washing Machine Taps
- Auto Garage Door & Remote x 1



Local Schools

Primary - Te Ao Marama School

Secondary – Rototuna Junior & Senior High School

Local Conveniences

Rototuna Library


Flagstaff Shopping Centre

Horsham Downs Golf Course



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.



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.

Rental Appraisal

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I have assessed this property on the 27th June 2024 and advise that the expected weekly rental return would be approximately.

\$800 - \$840

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**

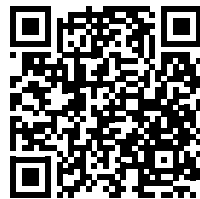




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Total approx. floor areas 222.8sqm

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.



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