

The Eagles Nest

8A/11 Garden Place
Hamilton Central



Terry Ryan

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T&H

 **Lugtons**



About the Property

2 BED | 1 LIVING | 1 BATH | 2 CAR

8A/11 Garden Place
Hamilton Central

A rare and golden opportunity has emerged for you to secure a place in one of Hamilton's Central City destinations. Welcome to a residence that defines urban sophistication and the ultimate inner city living. Bathed in natural light and offering breathtaking views of the city, this home fosters a sense of elevated tranquillity.

Perched atop the 8th floor, this two-bedroom, one-bathroom, 110 sqm penthouse, originally built in the 1970s, has been thoughtfully renovated to optimize the space while modernized throughout. You will love the colour and design of the stunning feature wall with Porcelain slate tiles sourced from Italy as you enter the open plan living area. Lots of thought has been put into the upgrades with LED lights all on dimmer switches for that evening ambience, the sleek design of the kitchen with granite top, induction hob, self-cleaning oven and integrated fridges - just some of the many features of this space. This design has been carried into the laundry with complementing cabinetry and benchtops.

The expansive outdoor area has been landscaped with palms and potted varieties, creating a green softness against the views beyond. The outdoor decking and the planter boxes that surround the terraced area are all built from Purple Heart timber. A water irrigation system installed to keep the maintenance minimal, feature lighting placed around the outdoor area to make this a wonderful entertaining zone. This space offers plenty of room for friends and family to gather, with a spa pool to relax in after a busy day.

Located in the heart of Hamilton, this apartment provides convenient access to the city's vibrant nightlife, shopping centres, fine dining, river walks and the exciting addition of the upcoming Waikato Regional Theatre due to open late 2025.

Includes one secure basement car park, with the option of a second leased car park and storage locker.











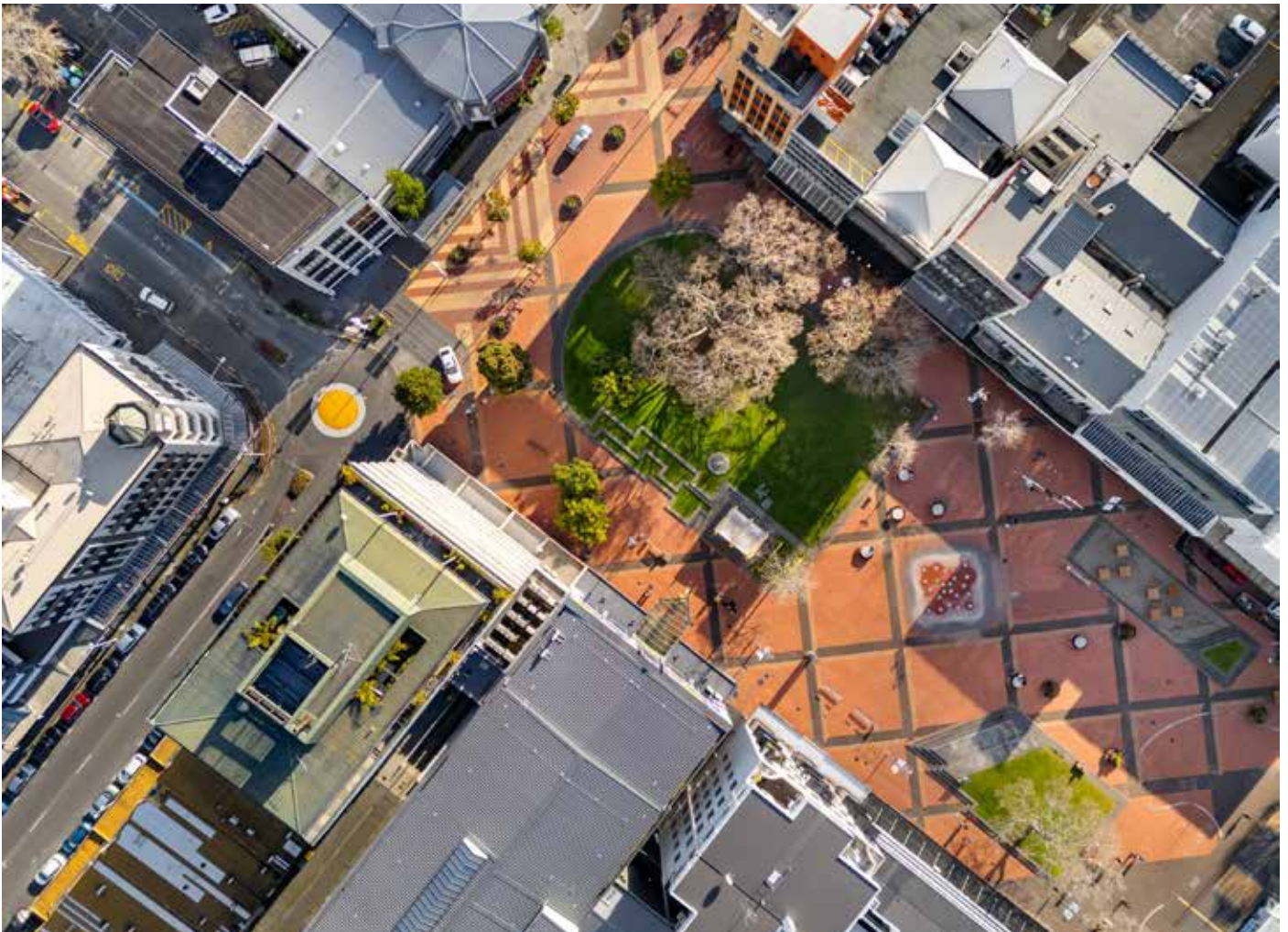














Legal Description

Unit 8A and Accessory Unit 9 and 30

DP 77068

Record of Title: SA67B/73

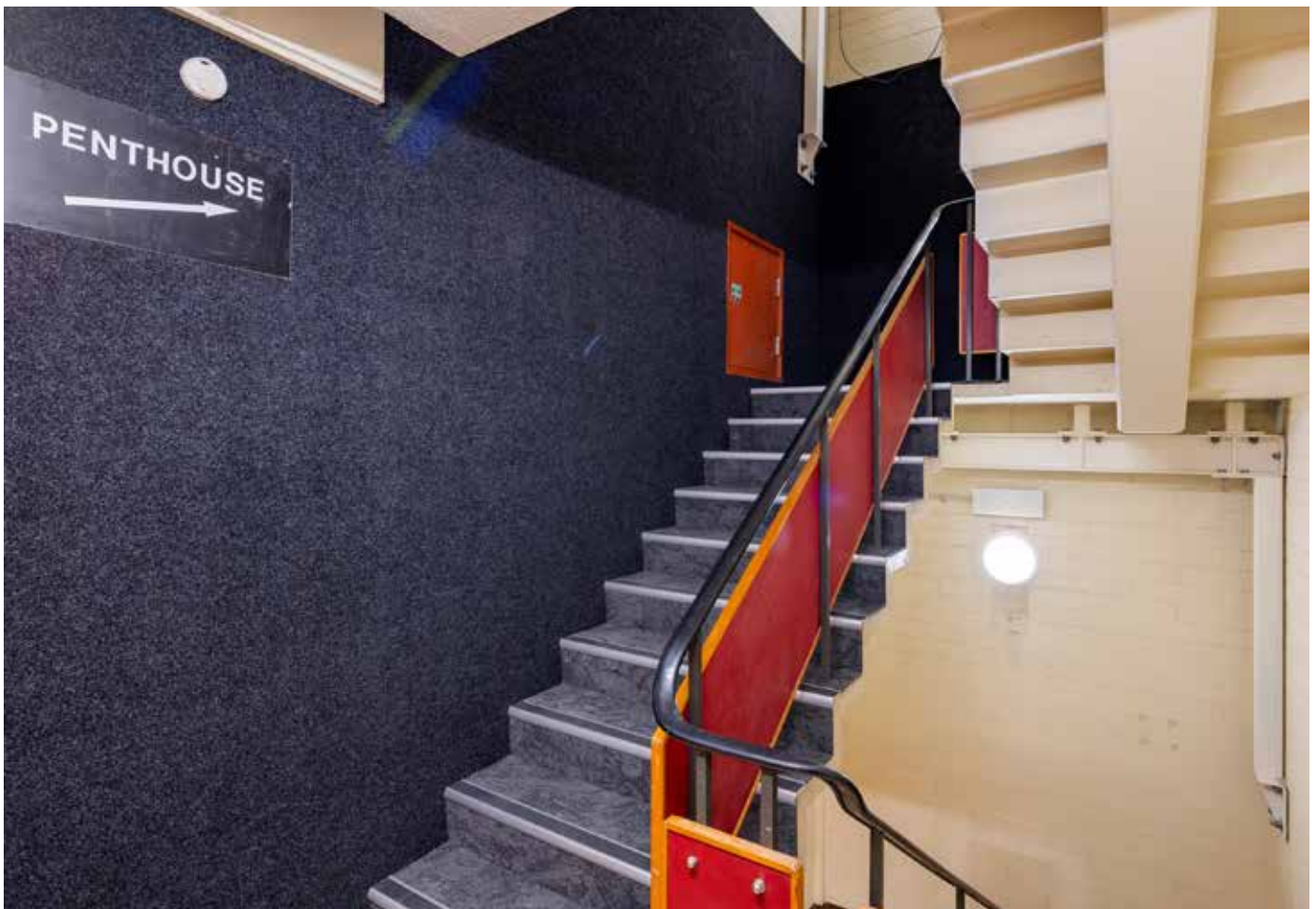
HCC Rates: \$2782.17

WRC Rates: \$519.64

Age: 1970's

Local Schools

- Hamilton West School
- Marian Catholic School
- Whitiora School
- Hamilton Boys High School
- Hamilton Girls High School
- Sacred Heart Girls High School



Chattels

- Induction Cooktop
- Underbench Oven
- Dishwasher
- Water Filter (hot & cold)
- Waste Disposal
- Microwave
- Integrated Fridge
- Freezer in Laundry
- Light Fittings
- Fixed Floor Coverings
- Blinds, Curtains & Drapes
- TV Brackets (bedroom & entrance)
- Alarm
- Security Door (keyless entry)
- Security Cameras & Screen in Laundry
- Heat Pump
- Heated Towel Rail
- Bathroom Extractor Fan
- Bosch Washing Machine/Dryer
- Water Heater in Shed
- Integrated Water System
- Outdoor Plants
- Garden Sheds x 2
- Spa Pool

Rental Appraisal

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I have assessed this property on the 17th July 2024 and advise that the expected weekly rental return would be approximately.

\$750 - \$780

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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Terry Ryan



Sales Consultant

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"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."

Anyone could simply sell your property, but if you want to ensure you maximise the potential of one of your most significant assets and obtain what it is really worth you need:

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- Hundreds of satisfied clients
- An extensive database of potential buyers
- The backing of a team of dedicated professionals



Heather Whyte



Sales Consultant

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"With a decade of experience in real estate and four years as a Selling Office Manager, Heather has become a trusted figure in the industry. Known for her transparency, commitment, and empathy, she has built a loyal client base through her dedication, expert knowledge, and astute negotiating skills. Her approach to marketing is uniquely effective, drawing on her keen eye for interior design to present properties at their best. Her open communication style and enthusiastic nature create a great synergy with clients, focusing on a seamless process."

My knowledge of the local market, combined with a background in sales, marketing, and business management, allows me to offer a comprehensive view of the buying and selling process. I listen attentively to my clients' needs and work tirelessly to meet their objectives. When you're ready to navigate the real estate market, I'm here to guide you. Let's work together to achieve your real estate goals.



Kirn Parmar

Sales Consultant

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"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."

As a proud member of Terry Ryan's esteemed team at Lugtons Real Estate, I thrive on collaboration and synergy. Together, we share unwavering work ethics and values, ensuring you receive exceptional service and support.

Ready to unlock Hamilton's market potential? I'm here to make it happen. Let's embark on this journey together – your success is my top priority.



Brooklyn Hayde

Sales Consultant

021 283 8222 | brooklyn.hayde@lugtons.co.nz

"Proudly born and raised in Hamilton, I carry a good understanding of the city and its vibrant communities. With great people skills and a love for property, my focus is finding what's right for you. Drawing from my background in grocery sales, I have developed an ability to work effectively with buyers, ensuring a seamless and rewarding experience."

With a passion for precision and a commitment to unbiased service, Brooklyn is a dedicated buyer's specialist, striving to make your home buying journey smooth, seamless, and stress-free. Brooklyn understands that purchasing a home is one of life's most significant decisions. She takes the time to listen to your needs, preferences, and concerns, ensuring that every step of the process is tailored to meet your unique requirements.

11 Garden Place

Total Floor Area: 110 sq.m APPROX.



inHouse

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