

Hidden Gem

9A Bruce Avenue
Glenview



Terry Ryan

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T&H

 **Lugtons**



About the Property

3 BED | 2 LIVING | 2 BATH | 1 CAR

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Introducing a stunning townhouse that redefines modern living with design and ample space! This exceptional property features soaring high ceilings and a stylish mezzanine floor that adds an element of grandeur and versatility to the living spaces. Spread across two levels, the home includes three generously sized double bedrooms, each designed to provide comfort and tranquility.

The two modern bathrooms are thoughtfully placed, ensuring convenience for family and guests alike. At the heart of this home lies a spacious, modern kitchen equipped with high-quality appliances and plenty of storage, perfect for culinary enthusiasts and family gatherings. New carpet throughout enhances the warm and inviting atmosphere, making this townhouse feel like home from the moment you step inside.

Basking in a superb sunny aspect, this property enjoys an abundance of natural light, creating a bright and uplifting environment. The multiple bifold doors provide excellent indoor-outdoor flow, seamlessly connecting the living areas to the outdoor space. This feature is perfect for entertaining or simply enjoying a quiet morning coffee in the sunshine.

For added convenience, the home includes an internal-access garage along with an additional carport, ensuring ample parking and storage solutions. Set on a low-maintenance 525-square-meter section, you can enjoy the benefits of outdoor living without the hassle of extensive upkeep.

Location is key, and this townhouse does not disappoint. It's ideally situated close to schools, parks, and shops, making it a fantastic choice for investors and professionals alike. If you're looking for a modern, stylish, and conveniently located home, this townhouse is a must-see!

















Legal Description

Lot 2	DP 84815
Record of Title:	SA67B/374
Land Area:	525m ²
HCC Rates:	\$3182.64
WRC Rates:	\$589.84
Year Built:	1990's

Chattels

- Stove
- Rangehood
- Dishwasher
- Light Fittings
- Fixed Floor Coverings
- Blinds, Curtains & Drapes
- Smoke Detector x 1
- TV Bracket
- Heated Towel Rail x 1
- Bathroom Mirrors x 2
- Clothesline
- Washing Machine Taps
- Garden Sheds x 2



Local Schools

- Glenview School
- St Pius X Catholic School
- Melville Intermediate
- Melville High School

Local Conveniences

- Te Anau Park
- Resthills Park
- Glenview Shopping Centre
- Gallagher Aquatic Centre
- Hamilton Gardens
- Te Ara Pekapeka Bridge
- Hamilton Airport

Rental Appraisal

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I have assessed this property on the 10th October 2024 and advise that the expected weekly rental return would be approximately.

\$600 - \$625

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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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:

- Expertise that comes with over 26 years of successful results
- Hundreds of satisfied clients
- An extensive database of potential buyers
- The backing of a team of dedicated professionals



Heather Whyte



Sales Consultant

027 239 2751 | heather.whyte@lugtons.co.nz

"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

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."

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.



GROUND FLOOR APPROX AREA 91.8 SQM



1ST FLOOR: APPROX AREA 47.7 SQM



9a Bruce Avenue

Total approx. floor area 139.5 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.



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