

Your First Home Awaits

70B Insoll Avenue
Enderley



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T&H

 **Lugtons**



About the Property

3 BED + OFFICE | 1 LIVING | 1 BATH | 1 CAR

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This refreshed 3-bedroom gem is the perfect start for first-home buyers. Bright and inviting, the home is bathed in natural light and ready for you to move in.

Step outside, and you'll discover a fully-lined room ideal for a home office, playroom, or creative space. The converted garage offers even more versatility - store your mower, bikes, and outdoor toys in the handy storage area while the lined interior transforms into a yoga studio, gym, art room, or a space for the kids to let their imaginations run wild.

The photos offer just a glimpse of how lovely this home will be, so come and see for yourself! Move in before Christmas and make this house your home. Don't miss this opportunity to step onto the property ladder!

















Legal Description

FIRSTLY, an Estate in Freehold as to a 1/4 share of 1912m² more or less, being Part Lot 8 DP7888 contained in CT SA32D/213.

SECONDLY, an Estate in Leasehold created by Lease LH561344.2 for a term of 999 years from 16.11.1984 described as Flat B DP37120, contained in CT SA32D/213

HCC Rates:	\$2566.53
WRC Rates:	\$479.32
Year Built	1980-1989

Chattels

- Stove
- Rangehood
- Blinds
- Curtains
- Smoke Detectors
- Doorbell (not working)



Local Schools

- Insoll Ave Primary School
- Fairfield Intermediate School
- Southwell School
- TKKM O Te Ara Rima
- Fairfield College

Local Conveniences

- Chartwell Shopping Centre
- Hamilton Central
- Porritt Stadium
- Snell Drive Walkway
- Easy access to main arterial routes

Rental Appraisal

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I have assessed this property on the 11th December 2024 and advise that the expected weekly rental return would be approximately.

\$570 - \$600

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**



The power of teamwork, the promise of results.

Two agents, one mission: to exceed your expectations in selling or buying property, we go the extra mile, earning your trust time and again.



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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.



70B Insoil Avenue

Total approx. floor area 118.9 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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