

# Home Comes With Studio

73 Morrow Avenue  
St Andrews



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**T&H**

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## About the Property

3 BED | 1 LIVING | 1 BATH | 1 CAR

### 73 Morrow Avenue St Andrews

Nestled on a 632m<sup>2</sup> section, this 1970s 3-bedroom home exudes charm and character with its cottage-inspired design and colonial-style windows. The kitchen, the central hub of the home, comes complete with a dishwasher and flows seamlessly to a deck off the dining area - a fantastic spot to enjoy alfresco dining.

The separate living room provides a cosy retreat. The wood fire keeps the home warm and inviting on winter nights, perfect for snuggling up with family. You will love the renovated bathroom, modern comfort with its elegant tiles, separate shower, and bathtub.

At the rear of the section, a separate two-room studio presents endless possibilities. If you're a nail technician or beautician or running a small business from home, it could offer a dedicated workspace. Alternatively, use it as an extra TV room, gym, or simply more space for the kids. The section also has room for a pool, making it a summer haven for the whole family.

The attached carport, featuring a garage door and partially enclosed space, offers both functionality and versatility.

Conveniently located near The Base Shopping Centre and just down the road from Cinnamon Cafe, this property combines lifestyle and location. Picture starting your weekends with a leisurely Sunday brunch and enjoying all the comforts this charming home provides.

Discover the charm, space, and potential waiting for you here!































## Legal Description

Lot 30	DPS 16774
Record of Title:	187440
Land Area:	632m <sup>2</sup>
HCC Rates:	\$3244.25
WRC Rates:	\$603.47
Year Built	1970's

## Chattels

- Stove
- Rangehood
- Dishwasher
- Light Fittings
- Fixed Floor Coverings
- Smoke Detectors
- Heat Pump x 1
- Heated Towel Rail





## Local Schools

- Pukete School
- St Peter Chanel Catholic School
- St Andrews Middle School
- Hamilton Fraser High School

## Local Conveniences

- Waikato River Trails
- St Andrews Park
- St Andrews Golf Club
- Te Awa The Base Shopping Centre
- Waterworld
- St Andrews Shops and Cafes
- Cinnamon Cafe



# Rental Appraisal

**73 Morrow Avenue  
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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.

**\$680 - \$700**

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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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

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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.





## Blake Agnew

### Sales Consultant

021 195 0238 | [blake.agnew@lugtons.co.nz](mailto:blake.agnew@lugtons.co.nz)

Born and raised in Hamilton, Blake has a deep connection to the city and an extensive network of contacts, making him the ideal agent for buyers and sellers in the area. He is passionate about the property market and with six years of experience in the building industry he has a good understanding of the local market. His first-hand experience of personally building and selling multiple homes, gives him unique insight into the processes and challenges that homeowners and buyers face.

Blake's commitment to achieving outstanding results is driven by his understanding that buying or selling a home is a significant event in people's lives. Blake views it as a privilege to be trusted with such a critical responsibility, and he works diligently/tirelessly to exceed his clients' expectations every step of the way.



## Brooklyn Hayde

### Sales Consultant

021 283 8222 | [brooklyn.hayde@lugtons.co.nz](mailto: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.

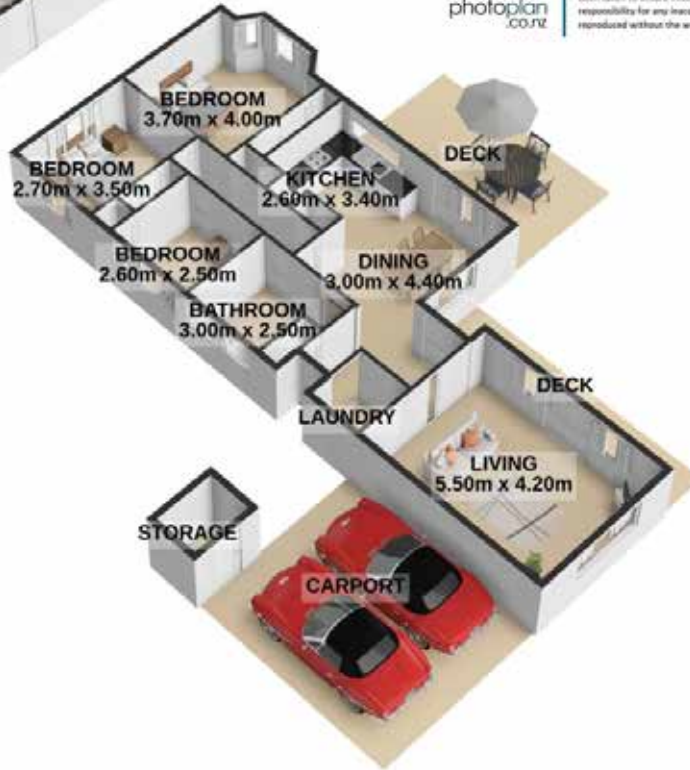




### 73 Morrow Avenue

Total approx. floor area 145.4 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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