

Sharply Priced 2 Bed, 2 Bath Opportunity

83C Norrie Street
Bader



Blake Agnew

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T&H
Terry Ryan & Heather Whyte
Real Estate

 **Lugtons**



About the Property

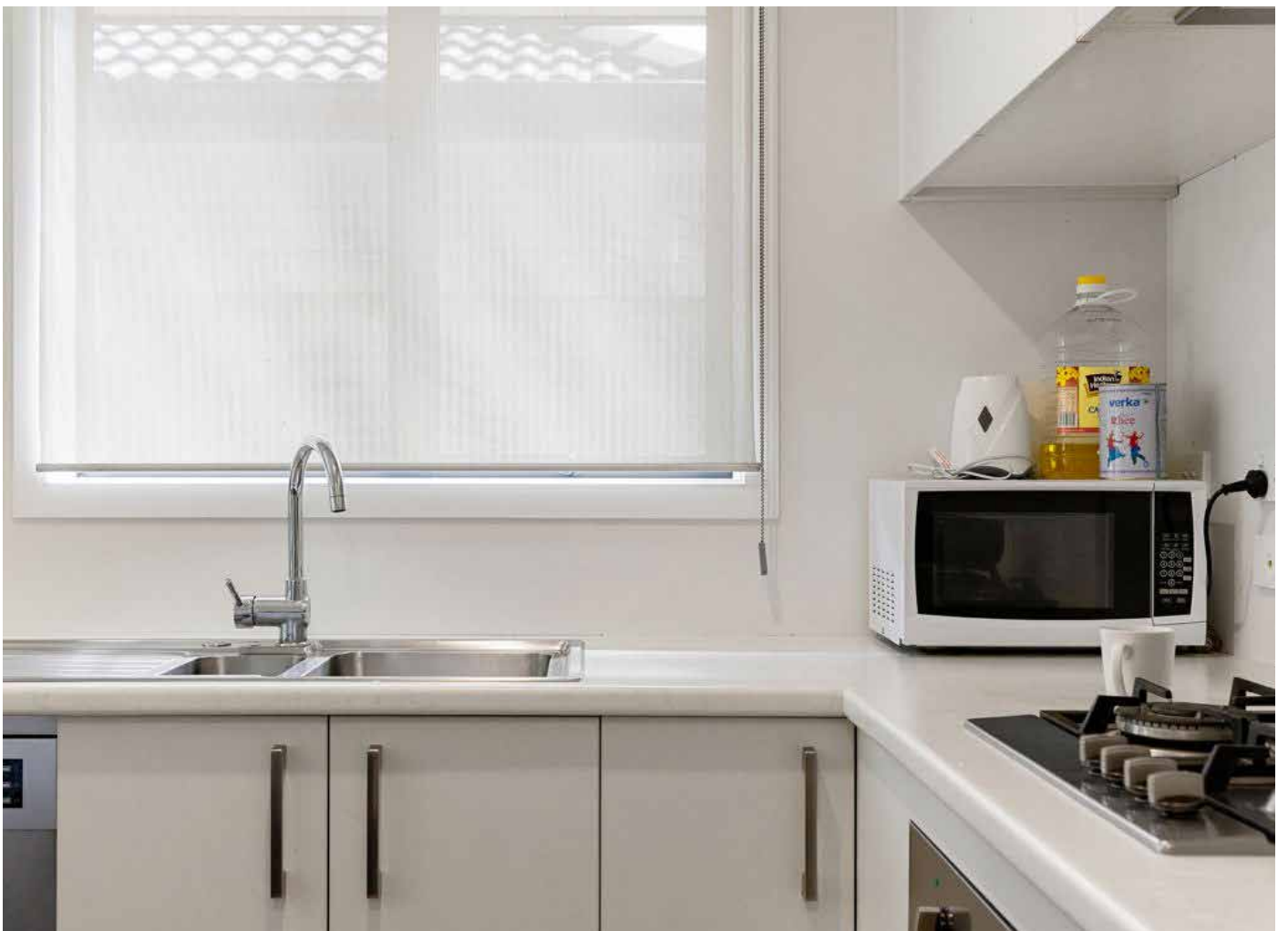
2 BED | 1 LIVING | 2 BATH | 1 CAR

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Don't miss this fantastic opportunity! Priced at an attractive \$519,000, this two bedroom, two bathroom unit, offers exceptional value making it a rare find in today's market for first home buyers and investors alike. Ideally located close to the hospital and the scenic Hamilton Lake, this modern property, built in 2018 with double glazing throughout, combines convenience and lifestyle at a fantastic price point.

Step into a home which ensures every inch of space is optimized for comfortable and easy living. The kitchen includes quality appliances while the lounge and kitchen area is integrated for maximum functionality. The master bedroom features a private ensuite, while the second bedroom is serviced by a modern main bathroom, offering convenience for guests or family.

This property offers both flexibility and functionality, making it a standout choice at this price point. Whether you're looking to step onto the property ladder or secure a smart investment, this property is the one for you!









Legal Description

Lot 3 DP 528003

Record of Title: 852093

Land Area: 203m²

SECONDLY, an Estate in Fee Simple as to a 1/5 share of 228m2 more or less being Lot 6 DP 528003, also comprised in CT 221927

HCC Rates: \$2474.11

WRC Rates: \$461.83

Year Built: 2018

Chattels

- Cooktop
- Underbench Oven
- Rangehood
- Dishwasher
- Waste Disposal
- Light Fittings
- Fixed Floor Coverings
- Curtains
- Smoke Detectors
- Heat Pump
- Heated Towel Rail
- Bathroom Mirror
- Bathroom Extractor Fan
- Washing Machine Taps
- Auto Garage Door & Remotes x 2



Local Schools

- Melville Primary
- Melville Intermediate
- Melville High School
- Sacred Hearts Girls College
- St Johns College

Local Conveniences

- Close to Hospital
- Close to Lake

Rental Appraisal

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I have assessed this property on the 31st October 2024 and advise that the expected weekly rental return would be approximately.

\$500 - \$525

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

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

"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.

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Total Floor Area: 84 sq.m APPROX.



*in*House

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