

# Sleek Contemporary With Sunset Views

87 Horsham Downs Road  
Rototuna North



**Terry Ryan**

021 909 978  
terry.ryan@lugtons.co.nz

**Heather Whyte**

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

**T&H**

 **Lugtons**



## About the Property

4 BED | 2 LIVING | 2 BATH | 2 CAR

### 87 Horsham Downs Road Rototuna North

Welcome to this beautifully refurbished contemporary home, designed with sophistication and modern comfort in mind. Boasting a spacious layout with four bedrooms, two living areas, and two bathrooms, this residence offers plenty of room for families to live, entertain, and relax.

As you step into the home, you're greeted by an impressive feature foyer and entrance way that sets the tone for the elegance that flows throughout. The foyer opens to two generous living areas, providing versatile spaces that can be tailored to your needs.

The thoughtfully designed kitchen with modern fixtures and premium finishes, provides both functionality and aesthetic appeal that flow seamlessly into the dining and living areas. The ensuite has also been fully renovated, providing a private sanctuary with luxurious fixtures.

Freshly installed carpet and flooring enhance every room, creating a cohesive and comfortable feel. The upgraded kitchen and ensuite showcase top-of-the-line finishes, blending functionality with modern elegance, while new blinds and sheers add a finishing touch of privacy and style.

Step out onto the large, wrap-around deck that faces the northwest, perfect for enjoying captivating sunset views over the mountains. This home is perfectly designed to make the most of its popular location and breathtaking views, offering the very best of indoor-outdoor living, accessible from multiple points in the home, creating seamless indoor-outdoor flow, perfect for morning coffee and evening drinks.

The double garage provides ample space for parking and additional storage, making it easy to keep your home organized. The addition of three heat pumps ensures that every season is comfortable, allowing you to control the climate in different parts of the home and maintain a cosy atmosphere.

This home is more than just a place to live - it's a statement of style, comfort, and convenience. Don't miss the opportunity to own this beautifully refurbished contemporary residence.



























## Legal Description

Lot 275	DP 356028
Record of Title:	228630
Land Area:	690m <sup>2</sup>
HCC Rates:	\$4076.01
WRC Rates:	\$751.15
Year Built:	2000's

## Chattels

- Ceramic Cooktop
- Underbench Oven
- Rangehood
- Dishwasher
- Light Fittings
- Fixed Floor Coverings
- Curtains, Blinds & Drapes
- Heat Pumps x 3
- Smoke Detectors x 2
- TV Bracket
- Heated Towel Rails x 2
- Bathroom Mirror
- Bathroom Extractor Fans x 2
- Washing Machine Taps
- Clothesline
- Garden Shed
- Auto Garage Door & Remotes x 3
- Alarm System (as is)



## Local Schools

- Te Rapa School
- Te Totara Primary School
- Waikato Waldorf School
- Hamilton Christian School
- Fairfield Intermediate
- Rototuna Junior High School
- Rototuna Senior High School

## Local Conveniences

- Rototuna Shops and Amenities
- Eden Park
- Grosvenor Park
- The Peak
- Easy Access to Arterial Routes
- Zealong Tea Estate

# Rental Appraisal

**87 Horsham Downs Road  
Rototuna North**

4 BED | 2 LIVING | 2 BATH | 2 CAR

I have assessed this property on the 14th November 2024 and advise that the expected weekly rental return would be approximately.

**\$800 - \$850**

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.



Terry Ryan | 021 909 978

Heather Whyte | 027 239 2751

[terryryan.co.nz](http://terryryan.co.nz)





## Terry Ryan



### Sales Consultant

021 909 978 | [terry.ryan@lugtons.co.nz](mailto:terry.ryan@lugtons.co.nz)

**"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](mailto: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](mailto: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](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.



## 87 HORSHAM DOWNS ROAD

TOTAL APPROX FLOOR AREA 214.1 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.



Licensed under the Real Estate Agents Act 2008.

Photos and floor plan are the property of Lugtons Real Estate and are not to be used without prior consent.

[www.lugtons.co.nz](http://www.lugtons.co.nz) | XR21259