

# Modern Comfort

18B Abergeldie Way  
Cambridge



**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

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

**18B Abergeldie Way**  
Cambridge

Welcome to your next home - a private and peaceful retreat tucked away on a desirable back section in the ever-popular Cambridge township.

This thoughtfully designed 130sqm home, built in 2004, offers the perfect blend of modern convenience and timeless comfort. Featuring three generous bedrooms and a versatile office, it's ideal for families, professionals, or those looking for a quiet work-from-home space. The primary bedroom includes a walk-in wardrobe and its own ensuite, while the family bathroom is well-appointed to cater to the rest of the household.

The open-plan living area is bathed in natural light, seamlessly connecting the lounge, dining, and kitchen spaces. Step outside to the private, low maintenance backyard, a peaceful oasis perfect for children, pets, or relaxed weekend gatherings. A heat pump and single internal access garage add year-round convenience.

Nestled down a private driveway, this home offers peace, security, and a sense of seclusion. The property is conveniently close to Cambridge's sought-after amenities, with the racecourse just moments away and local shops, schools, and parks within easy reach.

If you're looking for a home that combines functionality, privacy, and a prime location, this property is a must-see.



















## Legal Description

FIRSTLY, an Estate in Freehold as to a 1/2 share of 832m2 more or less, being Lot 11 DP89717 contained in CT 146543.

SECONDLY, an Estate in Leasehold created by Lease L6235107.2 for a term of 999 years from 19.11.2004 described as House 2 DP335753, contained in CT 146543

WDC Rates:                 \$3554.09

WRC Rates:                \$397.09

Year Built:                 2004

## Chattels

- Ceramic Cooktop
- Underbench Oven
- Rangehood
- Dishwasher
- Light Fittings
- Fixed Floor Coverings
- Blinds, Curtains & Drapes
- Smoke Detectors x 2
- Heat Pump
- HRV System
- Bathroom Extractor Fan
- Washing Machine Taps
- Clothesline
- Burglar Alarm (as is)
- Security Doors x 3
- Auto Garage Door & Remote x 1
- Garden Shed
- Hose Reels x 2



## Local Schools

- Cambridge East School
- Goodwood School
- Cambridge Middle School
- Cambridge High School
- St Peter's School

## Local Conveniences

- Cambridge Race Course
- Grassroots Trust Velodrome
- Cambridge CBD Shopping & Amenities
- Cafes & Restaurants
- Waikato Expressway

# Rental Appraisal

## 18B Abergeldie Way Cambridge

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

I have assessed this property on the 22nd January 2025 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**



# 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.



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) | XR21434