

# Heading Heading

23 The Meadows Drive  
Flagstaff



**Blake Agnew**

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**Terry Ryan**

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**T&H**  
Terry Ryan & Heather Whyte  
Real Estate

 **Lugtons**



## About the Property

4 BED | 2 LIVING | 3 BATH | 2 CAR

### **23 The Meadows Drive** Flagstaff

Nestled in the sought-after location of Flagstaff, 23 The Meadows Drive epitomizes the perfect blend of modern living and comfort.

Upon entering, you are welcomed by natural cedar battens gracing the entryway. This stylish introduction seamlessly transitions into the open plan living, kitchen, and family rooms featuring lofty raked ceilings and custom crittles sliding doors. The combination of these elements usher in an abundance of natural light, creating a bright and airy atmosphere.

At the heart of the home, you'll discover the thoughtfully designed kitchen. Equipped with top-of-the-line appliances, ample storage, and a spacious scullery for extra preparation and organization, this kitchen truly is a dream for those who love to cook and entertain.

The countertops throughout this residence are both stunning and heat resistant, making them the perfect addition to the kitchen, scullery, and walk-through laundry.

Each of the four spacious bedrooms offers a restful retreat, with two boasting large walk-in wardrobes for ample storage. The home's three beautifully appointed bathrooms, including two ensembles, provide functionality and style with floor-to-ceiling tiles, custom vanities, and hand-crafted concrete basins.

Year-round comfort is guaranteed with a ducted air conditioning system featuring zone control that allows you to adjust the temperature of each area of the house.

Offering exceptional convenience to parks, schools, shopping centers, and public transport, this home is in the perfect location for busy families or anyone who values easy access to amenities.

Don't miss this rare opportunity to own a property that redefines modern comfort.































## Legal Description

Lot 44	DP 531610
Record of Title:	950913
Land Area:	635m <sup>2</sup>
HCC Rates:	\$5,000.17
WRC Rates:	\$911.87
Year Built:	2022

## Chattels

- Smoke Detector
- Rangehood
- Fixed Floor Coverings
- Light Fittings
- Escea DS1650 Fire Place
- Heated Towel Rails x 3
- Washing Machine Taps
- Cooktop
- Wall Ovens x 2
- Dish Drawers x 2
- Waste Disposal
- Drapes, Curtains & Blinds
- Pre-wire for Alarm
- Daikon Ducted Heat Pump with Zone Control
- Bathroom Mirrors
- Auto Garage Door & Remote x 1
- Bathroom Extractor Fans
- Custom Crittal Sliding Glass System





## Local Schools

- Te Ao Marama School
- Rototuna Junior high school
- Rototuna Senior high school
- Fairfield Intermediate

## Local Conveniences

- Borman Village
- Rototuna Village
- Rototuna Shopping Centre
- Radius Glaisdale
- Te Kete Aronui Rototuna Library
- Tui Medical



## Meet your sales consultant

# Terry Ryan

☎ 021 909 978

✉ [terry.ryan@lugtons.co.nz](mailto:terry.ryan@lugtons.co.nz)

In the 16 years Terry has been involved with Lugton's Hamilton's most iconic Real Estate Company, Terry has received numerous awards, including being the No 1 Top Residential Salesperson at Lugton's for the last eight years and ARERA Australasian Real Estate Agent of the year for 2012/2013/2014. These awards reflect the successes of his clients and are a measure of the results they have received. These results come from the personal interest Terry takes in every property he is entrusted with.

Your property is not just another listing; it is something you have worked hard for, cared for, and no doubt has a special significance to you. Accordingly, Terry will ensure it is marketed to receive maximum exposure and attract the best price the market has to offer.



## Meet your sales consultant

# Blake Agnew

☎ 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.

# Rental Appraisal

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I have assessed this property on the 7th February 2025 and advise that the expected weekly rental return would be approximately.

## \$900 - \$950

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**



## 23 The Meadows Drive

Total Floor Area: 239 sq.m APPROX.



*in*House

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