

Elevated River Views

10 Awatere Avenue
Beerescourt



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T&H

 **Lugtons**



About the Property

4 BED | 3 LIVING | 2 BATH | 2 CAR

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Tucked away down a private lane, discover this classic Huntly brick and tile home, a property that combines space, character, and untapped potential in one of Hamilton's most desirable locations. Set on an elevated site, this spacious four-bedroom home offers everything a family could desire, from multiple living areas to picturesque views over the Waikato River. The layout is flexible, featuring three separate living spaces, each offering space for relaxation, work, or entertainment.

Native timber accents, polished floors, and character details throughout adding warmth and style, with ample scope to add even more value in this unique setting.

Each of the four bedrooms is generously sized, with room for comfort and personal touches. With two full bathrooms, everyone's needs are easily met, adding to the home's convenience. The home's sunny ambiance is enhanced by expansive bifold doors that lead to an outdoor deck, perfect for alfresco dining, barbecues, or simply unwinding while taking in the fantastic views of the Waikato River.

The property's double garage provides ample space for vehicles, storage, and projects. Located centrally, the home offers easy access to the CBD and to the Waikato River trails, making it a great choice for those who love the outdoors. This home holds remarkable potential for those looking to add value. With its spacious layout and sturdy brick and tile construction, there's room to enhance and personalise this home to suit your style and needs.

Don't miss your chance to secure this charming, spacious home with fantastic river views and a location that offers the best of both worlds. Embrace the opportunity to create a lifetime of memories in.

























Legal Description

FIRSTLY, an Estate in Freehold as to a 1/2 share of 1341m2 more or less, being Lot 3-4 DP59520 contained in CT SA49A/549.

SECONDLY, an Estate in Leasehold created by Lease LH940787 for a term of 999 years from 01.03.1990 described as House 1 DP55598, contained in CT SA49A/549

HCC Rates:	\$4599.70
WRC Rates:	\$850.78
Year Built:	1950's

Chattels

- Cooktop
- Wall Ovens x 2
- Rangehood (as is)
- Water Filter
- TV Bracket
- Light Fittings
- Fixed Floor Coverings
- Blinds, Curtains & Drapes
- Smoke Detectors x 3
- Alarm (as is)
- Cameras x 5 (as is)
- Heat Pump x 1
- Heat Transfer Kit
- Bathroom Extractor Fans x 3
- Bathroom Mirrors x 2
- Washing Machine Taps
- Clothesline
- Auto Garage Door & Remotes x 4
- Garden Shed



Local Schools

- Vardon School
- St Peter Chanel Catholic School
- St Joseph's Catholic School
- Hamilton Fraser High School

Local Conveniences

- Waikato River Trails
- Milne Park
- Beetham Park
- Waterworld
- Hamilton City Netball Centre
- Te Rapa Shops and Amenities
- ProDrive Golf
- Beerescourt Tennis Club
- Easy Access to CBD

Rental Appraisal

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I have assessed this property on the 15th November 2024 and advise that the expected weekly rental return would be approximately.

\$820 - \$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.



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Heather Whyte | 027 239 2751

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Terry Ryan



Sales Consultant

021 909 978 | 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

"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

"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

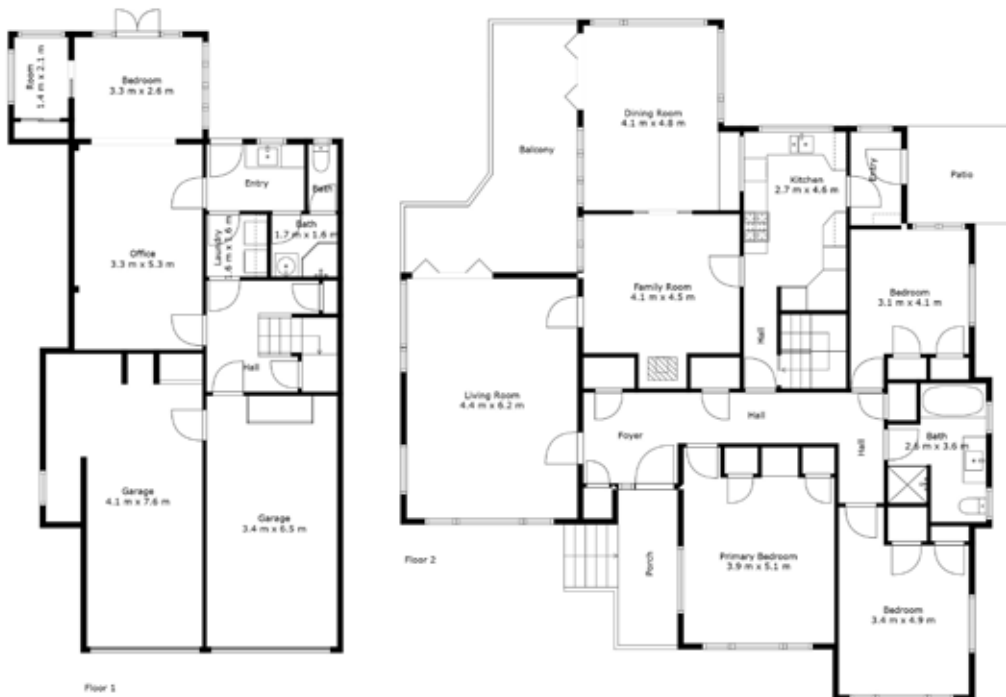
021 283 8222 | brooklyn.hayde@lugtons.co.nz

"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.

10 Awatere Avenue

Total Floor Area: 260 sq.m APPROX.



inhouse

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