

123 Pick Me!

123 Boundary Road
Claudelands



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

2 BED | 1 LIVING | 1 BATH

123 Boundary Road
Claudelands

Welcome to 123 Boundary Road - an affordable, tidy first home or investment property in a great location.

This two bedroom duplex has been renovated and completely re-wired and re-plumbed ensuring safety and reliability for years to come.

Modern, spacious kitchen plus an updated bathroom with polished native floors throughout with heatpump and certified for Healthy Homes.

Good indoor/outdoor flow through French doors onto a private sunny courtyard, ideal for summer barbeques and gatherings.

Situated on a 458m² section enjoying Residential high zoning with potential to add further value in the future.

Good off-street parking with all of 5 x Road amenities just up the road with bush walks and Claudelands Park just a stroll away.

An easy lifestyle with a bonus of Boy's High Zoning and good tenants in place if you so desire.









Legal Description

Lot 2	DP 82422
Record of Title:	SA65B/247
Land Area:	458m ²
HCC Rates:	\$3182.64
WRC Rates:	\$586.53

Chattels

- Stove
- Rangehood
- Light Fittings
- Fixed Floor Coverings
- Light Fittings
- Smoke Detectors
- Alarm
- Security Lights
- Blinds, Curtains & Drapes
- Heat Pump
- Fireplace (sealed)
- Heated Towel Rail
- Bathroom Extractor Fan
- Bathroom Mirror
- Washing Machine Taps
- Clothesline
- Garden Shed



Local Schools

- Fairfield Primary School
- Fairfield Intermediate School
- Hamilton East School
- Peachgrove Intermediate/Whitiora School
- Hamilton Boys High School
- Hamilton Girls High School

Local Conveniences

- Claudelands Event Centre and Park
- GLOBOX Arena
- The Roaming Giant
- Five Cross Roads Centre

Rental Appraisal

123 Boundary Road
Claudelands

2 BED | 1 LIVING | 1 BATH

I have assessed this property on the 22nd August 2024 and advise that the expected weekly rental return would be approximately.

\$500 - \$520

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





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.



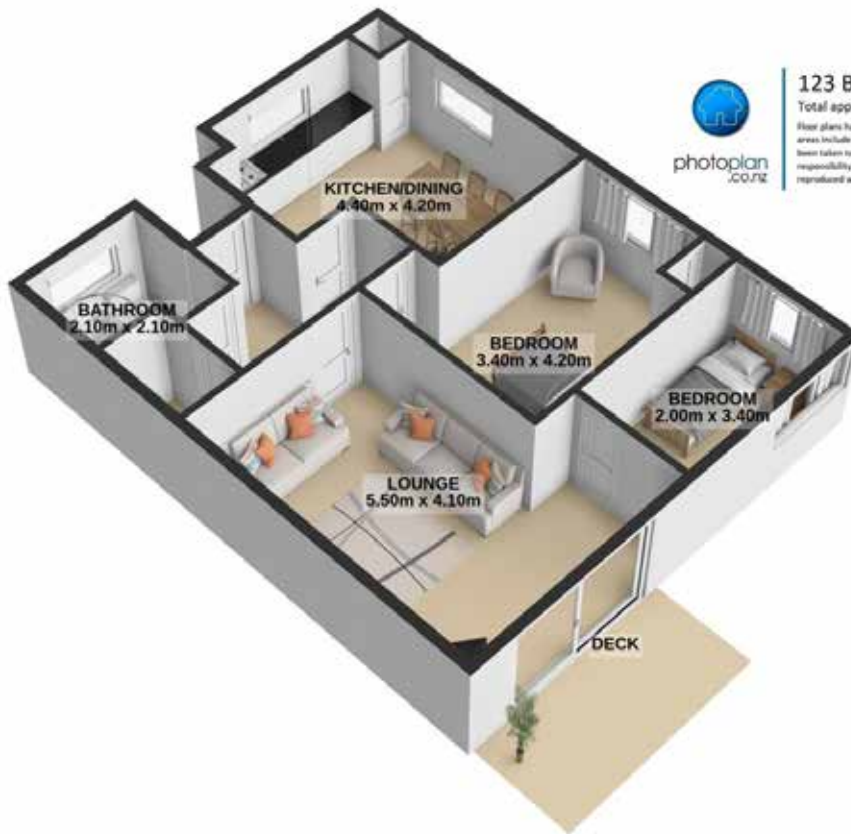
Brooklyn Hayde

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.



123 Boundary Road

Total approx. floor area 70.3 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 | XR20933