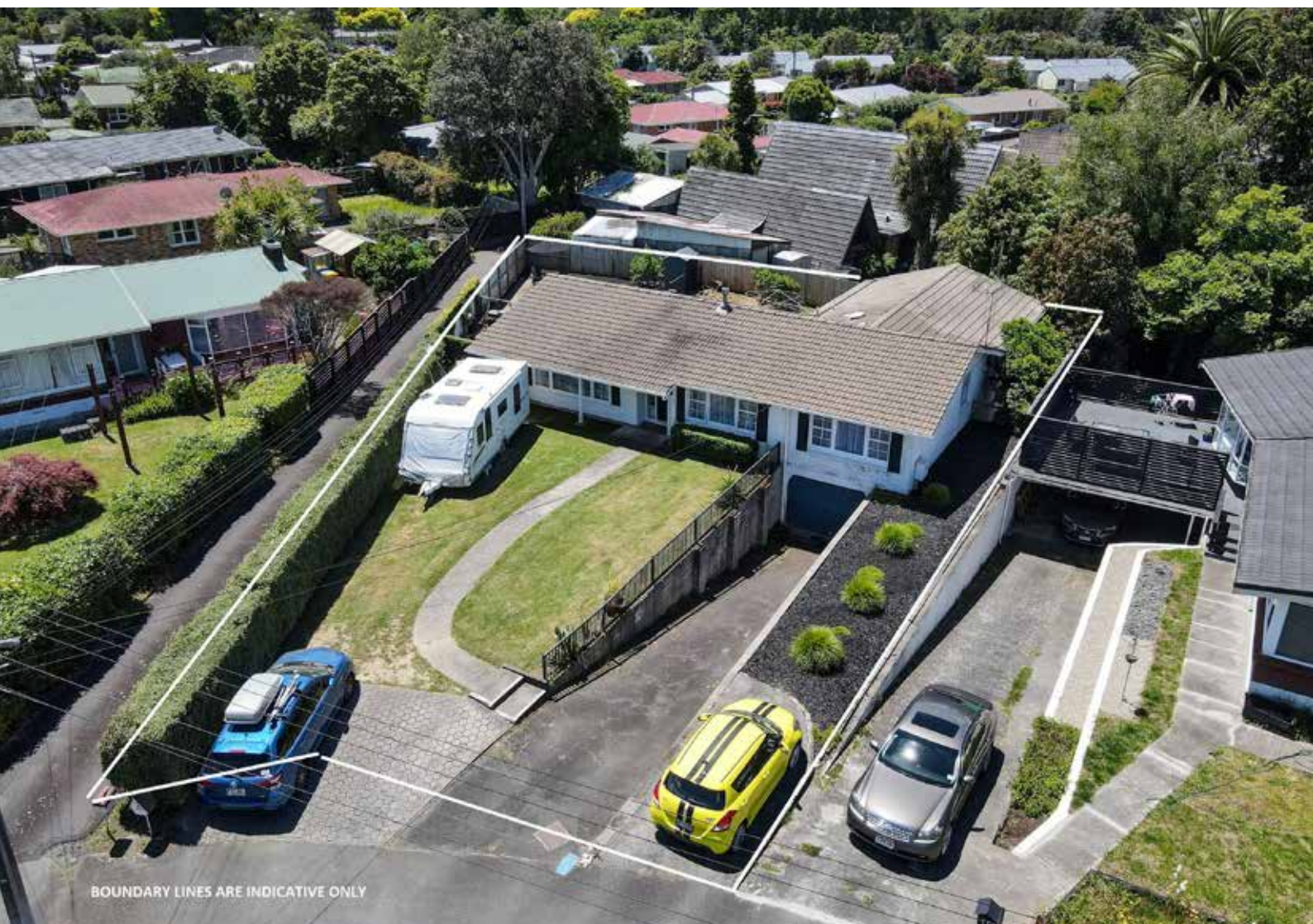


Zoned Hillcrest Schools

9 Carlson Crescent
Silverdale



BOUNDARY LINES ARE INDICATIVE ONLY



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T&H

 **Lugtons**



About the Property

5 BED | 2 LIVING | 3 BATH | 1 CAR

9 Carlson Crescent Silverdale

Presenting 9 Carlson Crescent, a family home proudly positioned on an expansive 825 sqm of land in the highly sought-after suburb of Silverdale, Hamilton.

This 245 sqm property offers a spacious and versatile layout, featuring 5 bedrooms, including a master with a full ensuite and two double built-in robes. With three bathrooms, the home caters perfectly to family living, ensuring privacy and convenience for all. The downstairs area boasts two separate rooms that can be used as an office, kid's playroom, or additional bedroom, while a large second living or gaming room provides plenty of space for relaxation and entertainment.

The fantastic indoor-outdoor flow opens up to a large in-ground pool, making it ideal for entertaining, and the generous backyard offers ample room for the children to play or for those who love outdoor activities.

Designed with family living in mind, the home features a separate lounge and dining room, as well as a central bathroom, a separate toilet, and a laundry with external access for added convenience.

Located just minutes from Waikato University, Hillcrest High School, shops, supermarkets and eateries, this property offers the perfect blend of suburban tranquillity and easy access to essential amenities. It is also near Chanel Park and Jansen Park, perfect for outdoor enjoyment.



















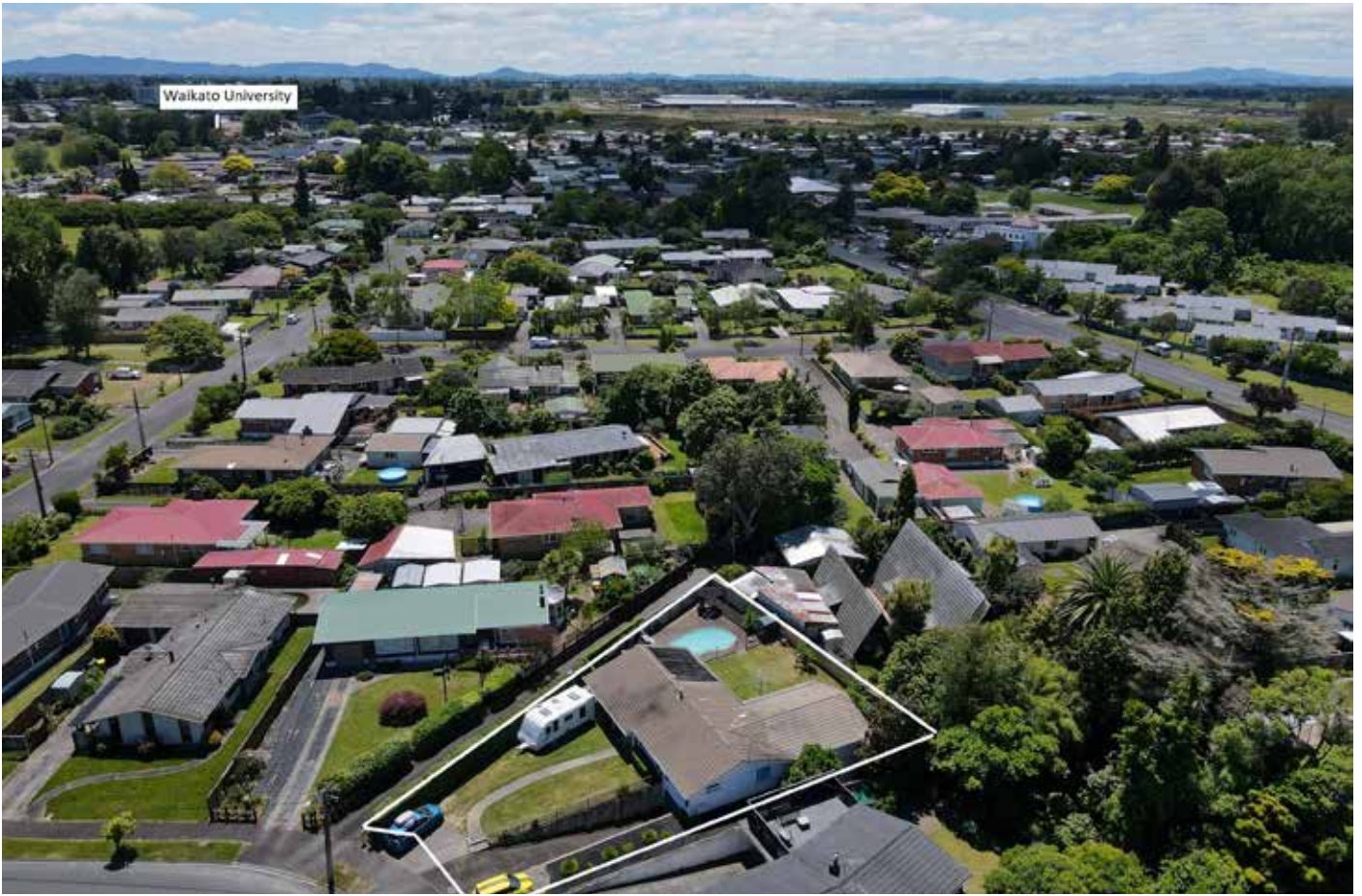














Legal Description

Lot 40	DP 10604
Record of Title:	SA11A/12
Land Area:	825m ²
HCC Rates:	\$3,877.76
WRC Rates:	\$707.10

Chattels

- Stove
- Light fittings
- Smoke detectors
- Heated towel rails x 3
- Blinds
- Curtains
- Drapes
- Fixed floor coverings
- Clothesline
- Cooktop - Electric (downstairs)
- Rangehoods x 2
- Dishwashers x 2
- Garden shed in pool area
- Heat pumps x 3
- Ventilation System x 2
- Bathroom extractor fans x 2
- Pool equipment - Hose
- Pump
- Vacuum
- Net
- Cleaning Brush
- Pergola



Local Schools

- Hillcrest Normal School
- Marian Catholic School
- Peachgrove Intermediate
- Silverdale Normal School
- Berkley Middle School
- Hillcrest High School
- Waikato University

Local Conveniences

- Hillcrest Shopping Centre
- Easy Access to Aterial Routes
- Jansen Park
- Hillcrest Park
- Hamilton Gardens

Rental Appraisal

9 Carlson Crescent Silverdale

5 BED | 2 LIVING | 3 BATH | 1 CAR

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

\$720 - \$770

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**



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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."

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- 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.



ENTRANCE FLOOR: APPROX AREA 161.3 SQM



BASEMENT FLOOR: APPROX AREA 84.3 SQM



9 Carlson Crescent

Total approx. floor area 245.6 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.



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