

Elevated, Spacious & Social

95 Dixon Road
Glenview



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T&H

 **Lugtons**



About the Property

3 BED | 2 LIVING | 2 BATH | 2 CAR

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This beautifully presented brick home offers comfort, space, and convenience, making it an ideal choice for families, professionals, or those seeking a stylish retreat. With an elevated position, this property enjoys lovely views and all-day sun, creating a bright and welcoming atmosphere throughout.

The home boasts a huge living area, perfect for both relaxing with family and entertaining guests or even congregations. The open-plan layout ensures a seamless flow between the living spaces and the modern kitchen, which is equipped with quality appliances, ample storage, and plenty of bench space for meal preparation. Whether hosting a dinner party or enjoying a quiet night in, this space will cater to your every need.

Offering three generous bedrooms, the home provides flexibility for families, with the master bedroom enjoying a touch of luxury thanks to its ensuite. A second bathroom ensures convenience for the household and guests, making busy mornings easy to manage.

Enjoy year-round comfort in the conservatory, which creates an additional living space filled with natural light. This versatile area is perfect for enjoying a morning coffee, creating a cosy reading nook, or extending your entertaining area when hosting gatherings.

The home's indoor/outdoor living is designed to make the most of every season. With doors leading to outdoor spaces, you can easily flow between the living area and the garden, perfect for alfresco dining and summer barbecues.

Practicality is also a key feature of this home, with partial double glazing for added warmth and insulation, ensuring a cosy environment year-round. The double garage offers secure parking and extra storage, while great off-street parking provides space for guests or additional vehicles.

Situated in a handy location close to the hospital and with easy access to major arterial routes, this home offers the perfect balance of peace and convenience. It's ideal for commuters or anyone wanting quick access to amenities without compromising on a quiet, residential lifestyle.

This elevated, modern home offers everything you need for relaxed, comfortable living – it's ready for you to move in and make it your own!

















Legal Description

Lot 3	DP 70745
Record of Title:	SA56D/557
Land Area:	768m ²
HCC Rates:	\$3906.58
WRC Rates:	\$722.13

Chattels

- Ceramic Cooktop
- Double Wall Oven
- Rangehood
- Dishwasher
- Waste Disposal
- Light Fittings
- Fixed Floor Coverings
- Blinds, Curtains & Drapes
- Smoke Detectors x 2
- TV Brackets x 2
- Alarm
- Security Cameras x 2
- Heat Pump
- Heated Towel Rails x 2
- Bathroom Mirrors x 2
- Bathroom Extractor Fans x 2
- Washing Machine Taps
- Clothesline
- Auto Garage Door & Remotes x 2
- Security Doors x 3
- Garden Shed



Local Schools

- Deanwell School
- Glenview School
- St Pius X Catholic School
- Melville Intermediate
- Melville High School

Local Conveniences

- Te Anau Park
- Resthills Park
- Glenview Shopping Centre
- Gallagher Aquatic Centre
- Hamilton Gardens
- Te Ara Pekapeka Bridge
- Hamilton Airport

Rental Appraisal

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I have assessed this property on the 7th November 2024 and advise that the expected weekly rental return would be approximately.

\$640 - \$670

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

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Management**
by  **Lugtons**



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Terry Ryan



Sales Consultant

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"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.



95 Dixon Road

Total approx. floor area 235.4 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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