

Design Your Lifestyle

538 Driver Road
Ngaruawahia



Terry Ryan

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T&H

 **Lugtons**



About the Property

4 BED | 3 LIVING | 2 BATH | 3 CAR | 1 OFFICE

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Ngaruawahia

Surrounded by the peace and tranquillity of the countryside yet only a short drive from modern conveniences -15 minutes to The Base, 17 minutes to Rototuna, and 5 minutes to the Taupiri interchange - this stunning family home, built in 2022, offers 306sqm of luxurious living. With four double bedrooms, it's ideal for a growing family seeking space, comfort, and sophistication.

A barn door adds character and charm, separating the living area from the bedrooms, office, and hallway. At the heart of the home lies a beautifully appointed kitchen with a spacious scullery to meet all your culinary needs. Thoughtful design touches throughout include a zoned ducted heating system for personalised climate control and a feature fireplace, creating warmth and ambience for cosy family movie nights.

Stylish tiled bathrooms are where form meets function, every detail has been carefully considered from the new fixtures to the spacious layout designed for comfort and convenience.

The living areas are bathed in natural light, with large windows that frame sweeping views of the surrounding mountains and farmland. Step outside to the expansive, north-facing portico - a private outdoor oasis perfect for entertaining friends and family, day or night, without the worry of disturbing neighbours.

Car enthusiasts and hobbyists will appreciate the triple car garage, along with an implement shed featuring automatic doors and an attached carport. The large circular concrete driveway offers additional parking space for family and visitors alike.

Set on 8000sqm of flat land, this property offers endless potential. Whether you dream of lush gardens, serene pathways, or even a sparkling pool, the landscape provides the perfect canvas for your vision to come to life.

Welcome home to the lifestyle you've always imagined.

























Legal Description

Lot 2	DP 539520
Record of Title:	902451
Land Area:	8000m ²
WDC Rates:	\$3977.01
WRC Rates:	\$723.47
Year Built:	2022

Chattels

- Rangehood
- Wall Oven x 2
- Electric Cooktop
- Dishwasher
- Light Fittings
- Heat Pump
- Heated Towel Rails x 2
- Auto Garage Door x 2
- Garage Door Remotes x 3
- Fixed Floor Coverings
- Curtains
- Blinds
- Clotheline
- TV Bracket x 6
- Washing Machine Taps
- Security Camera x 2
- Laundry Baskets x 2
- Implement Shed with Auto Roller Doors x 2
- Ceiling Fans
- Alarm System & Remotes x 2
- Bathroom Extractor Fan x 2



Local Schools

- Taupiri School
- Ngaruawahia High School

Local Conveniences

- Hakarimata Summit Track
- Kauri Loop Track
- Waikato River Track – Te Awa River Ride
- Lake Kainui
- Ngaruawahia Golf Club
- Easy access to Waikato Expressway

Rental Appraisal

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I have assessed this property on the 23rd February 2024 and advise that the expected weekly rental return would be approximately.

\$1000 - \$1200

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

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.



538 Driver Road

Total approx. floor area 304.5 sqm

Floor plans have been created for marketing purposes only. These 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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