

Entry Point in Premier Location

16 Durham Heights
Flagstaff



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T&H

 **Lugtons**



About the Property

3 BED | 1 LIVING | 1 STUDY | 2 BATH | 2 CAR

16 Durham Heights Flagstaff

Tucked away in a peaceful, private gated enclave in Flagstaff, this stunning 3-bedroom home offers a lifestyle of ease and comfort. Rarely do homes in this sought-after neighborhood come to market, and it's easy to see why. Built in 2009 by Downey Homes, this residence is part of a close-knit community designed around a private road with beautiful landscaping, creating a serene retreat.

The home features a thoughtful layout, including a versatile study nook off the master bedroom - ideal for a nursery, home office, or reading corner. The open-plan living space flows effortlessly to the fully fenced backyard, where you can enjoy the spa pool and easy-care planter boxes, perfect for those who love low-maintenance gardening. The established lemon tree adds a delightful touch for your culinary creations.

A standout feature of the home is the plumbed-in coffee machine - a dream for coffee lovers looking to start their day with barista-quality coffee right from the comfort of their kitchen. With a double garage providing internal access, you'll appreciate the convenience this home has to offer.

This charming property has been well-loved by its current owners, who are now moving on to accommodate their growing family. If you're looking for a home that combines privacy, comfort, and convenience in a highly desirable location, this could be the one for you.

Don't miss the chance to secure your place in this wonderful community. Homes here are not often available, so act fast to make this special property yours. Call Heather or Our Team 0272392751.















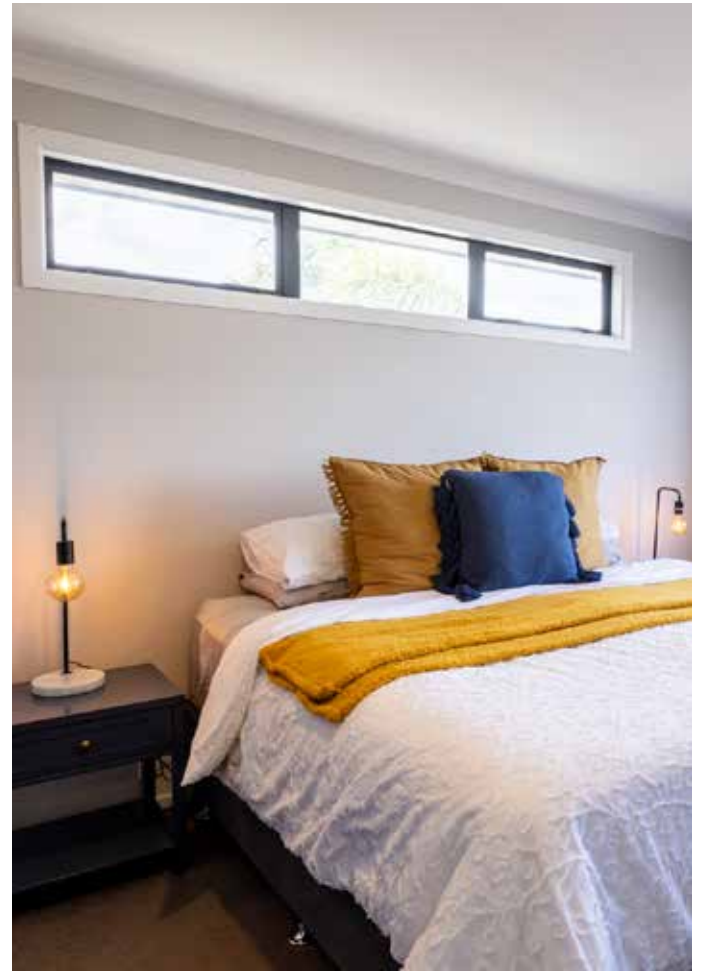


Legal Description

Lot 44	DP 358516
Record of Title:	277390
Land Area:	460m ²
HCC Rates:	\$4060.60
WRC Rates:	\$745.17
Age:	2009

Chattels

- Underbench Oven
- Gas Hobs
- Rangehood
- Dishwasher
- Vibiemme Espresso Coffee Machine (plumbed in)
- Light Fittings
- Fixed Floor Coverings
- Drapes
- Central Vac
- TV Bracket in Lounge
- Heat Pumps x 2
- Heated Towel Rails x 2
- Washing Machine Taps
- Clothesline
- Solar Panels
- Garden Shed
- Auto Garage Door & Remotes x 2



Local Schools

- Te Rapa School
- Endeavour School
- Hamilton Christian School
- Fairfield Intermediate
- Rototuna Junior High School
- Rototuna Senior High School

Local Conveniences

- Featherstone Park
- Waikato River Walks
- Horsham Downs Golf Club
- The Base Shopping Centre
- Chartwell Shopping Centre
- Main Arterial Routes

Rental Appraisal

16 Durham Heights Flagstaff

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I have assessed this property on the 2nd October 2024 and advise that the expected weekly rental return would be approximately.

\$770 - \$800

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:

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- An extensive database of potential buyers
- The backing of a team of dedicated professionals



Heather Whyte



Sales Consultant

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"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.



1ST FLOOR: APPROX AREA 42.5 SQM

GROUND FLOOR: APPROX AREA 146.1 SQM



16 Durham Heights

Total approx. floor area 188.5 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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