

# Your Private Oasis

7 East Street  
Claudelands



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**T&H**

 **Lugtons**



## About the Property

3 BED | 2 LIVING | 3 BATH | 2 CAR

Auction: Wednesday 11th November at 12.00pm

**7 East Street**  
Claudelands

This unique and beautifully presented property offers the ultimate blend of comfort, character, and convenience. Situated on a beautifully landscaped 837 sqm private section, this property offers an unmatched lifestyle in a highly sought-after location. With an impressive array of features and thoughtful design throughout, it's an ideal haven for families, professionals, or those seeking something truly special.

The main home boasts three bedrooms, two living areas offering flexibility for both formal and casual gatherings, while the thoughtfully designed open-plan living space, with feature ceilings, flows effortlessly onto expansive north-facing decks. These sun-soaked outdoor areas are perfect for entertaining, relaxing, or enjoying peaceful mornings surrounded by lush landscaping.

A standout feature is the separate studio with its own bathroom, offering endless possibilities. Whether you need a private guest suite, a work-from-home setup, or a creative retreat, this space delivers both functionality and independence.

Inside, the home exudes character, seamlessly blending classic charm with modern updates. The recent addition of new carpet enhances the comfort and aesthetic appeal. Practicality has not been overlooked, with a separate double garage featuring covered access to the house, ensuring convenience and protection from the elements. Additionally, there's ample off-street parking for family and visitors alike.

The outdoor areas are equally impressive, with beautifully landscaped gardens creating a private and tranquil atmosphere. Whether you're hosting gatherings, letting the kids play, or simply enjoying the serenity, this property has it all.

Location is key, and this home delivers in spades. Situated in the heart of excellent school zones, including Hamilton



Boys' and Girls' High Schools. You'll also love the convenience of being within walking distance of Claudelands Park, Claudelands Event Centre, and the CBD, making this home perfect for those who appreciate accessibility to leisure and amenities.

This is a rare opportunity to secure a truly unique property in a prime location. Don't miss your chance to secure this unique property.

Contact us today to arrange a private viewing and take the first step toward calling this incredible house your home!













































## Legal Description

Lot 7	DP 16306
Record of Title:	SA711/319
Land Area:	837m <sup>2</sup>
HCC Rates:	\$4522.68
WRC Rates:	\$837.09
Year Built:	1940's

## Chattels

- Ceramic Cooktop
- Underbench Oven/Air Fryer
- Rangehood
- Dishwasher
- Waste Disposal
- Water Filter
- Light Fittings
- Fixed Floor Coverings
- Drapes, Blinds & Curtains
- Gas Fireplace
- Smoke Detectors x 3
- Heated Towel Rails x 3
- Spa Bath
- Bathroom Mirrors x 3
- Bathroom Extractor Fans x 3
- Washing Machine Taps
- Clotheslines x 2
- Auto Garage Door & Remotes x 2





## Local Schools

- Hamilton East School
- Marion Catholic School
- Peachgrove Intermediate
- Hamilton Boys' High School
- Hamilton Girls' High School

## Local Conveniences

- Claudelands Park
- Claudelands Event Centre – GLO Box Arena
- Magical Bridge Playground
- Five Cross Roads Shops
- Claudelands Shops
- Hamilton Farmers Market
- Easy access to Hamilton CBD
- Easy access to main arterial routes



# Rental Appraisal

## 7 East Street Claudelands

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I have assessed this property on the 21st November 2024 and advise that the expected weekly rental return would be approximately.

# \$720 - \$760

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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Two agents, one mission: to exceed your expectations in selling or buying property, we go the extra mile, earning your trust time and again.



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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](mailto: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](mailto: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](mailto: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](mailto: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.





**7 East Street**

Total approx. floor area 198.8 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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