

# Pinnacle of Modern Living

10 Halley Drive  
Chartwell



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**T&H**

 **Lugtons**



## About the Property

4 BED | 1 LIVING | 2 BATH | 2 CAR

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Discover the ultimate in contemporary comfort and style with this brand-new, quality-built home that offers everything you could desire. Featuring four spacious double bedrooms, this home is designed to accommodate families, professionals, or those who simply appreciate space and comfort. Each bedroom is thoughtfully laid out to provide privacy and relaxation, ensuring everyone has their own retreat.

The heart of the home is the stylish, high-spec kitchen, complete with premium chattels and gas hobs, making it a dream for passionate cooks and entertainers alike. Whether you're preparing family meals or hosting friends, the seamless design of the kitchen ensures both functionality and elegance. Adjacent to the kitchen, the expansive living areas invite you to relax and unwind, with plenty of room for the whole family to come together. These spaces effortlessly flow to the outdoors, creating the perfect setting for alfresco dining, summer barbecues, or simply enjoying the landscaped surroundings.

Stylish tiled bathrooms add a touch of sophistication to everyday routines, offering ample space and modern fixtures that blend style with practicality. Every detail has been carefully considered, from the high-quality finishes to the functional layouts that cater to your lifestyle.

Step outside, and you'll find a beautifully landscaped, fully fenced yard that provides a safe and private environment for children and pets. The home's striking road appeal, with its modern design and immaculate presentation, sets it apart in this tidy subdivision. Practicality is also a priority, with double garaging offering secure parking and extra off-street parking for visitors or additional vehicles.

This home is built with your comfort in mind, featuring double glazing for insulation, a ducted cooling and heating system throughout for year-round climate control, and gas hot water for efficiency. Every feature has been selected to ensure convenience, durability, and peace of mind.

Located in a highly desirable area, this property is just moments from Wairere Drive, providing easy access to major routes. It's also conveniently close to a new shopping centre, so you'll have a range of amenities, dining, and retail options at your fingertips. Adding to its appeal is the 10-year Master Builder Guarantee, offering you the confidence and assurance of a quality home that is built to last. Whether you're looking for a family home, a stylish retreat, or an investment property, this stunning residence ticks all the boxes.

Don't miss the opportunity to own this exceptional home that blends modern design, practical features, and a popular location. Contact us today to arrange a viewing and take the first step towards making this incredible property yours!



























## Legal Description

Lot 604	DP 587367
Record of Title:	1114097
Land Area:	360m <sup>2</sup>
HCC Rates:	\$3983.59
Year Built:	2024

## Chattels

- Gas Cooktop
- Wall Oven
- Rangehood
- Dishwasher
- Waste Disposal
- Light fittings
- Fixed Floor Coverings
- Smoke Detectors x 3
- Burglar Alarm
- Heat Pump
- Heated Towel Rails x 2
- Bathroom Extractor Fans x 3
- Bathroom Mirrors x 2
- Clothesline
- Washing Machine Taos
- Auto Garage Door & Remotes x 2



## Local Schools

- Insoll Avenue School
- Fairfield Intermediate
- Peachgrove Intermediate
- Fairfield College

## Local Conveniences

- Greenhill Shopping areas
- Chartwell Shopping Centre
- Raymond Park
- Porritt Stadium
- Zealong Tea Estate
- Easy access to arterial routes

# Rental Appraisal

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

## \$750 - \$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

**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.



Terry Ryan | 021 909 978

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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

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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](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.



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## 10 Halley Drive

Total approx. floor area 176.9 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 Plans.



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