

# Dinsdale Family Haven

10 Hazelwood Avenue  
Dinsdale



**Blake Agnew**

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**Terry Ryan**

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**T&H**  
Terry Ryan & Heather Whyte  
Real Estate

 **Lugtons**



## About the Property

3 BED | 1 LIVING | 1 BATH | 2 CAR

**10 Hazelwood Avenue**  
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Elevate Your Lifestyle with This Aberdeen Gem Discover the ultimate in comfortable living with this stunning elevated home in Aberdeen. Boasting ample off-street parking, a double garage, and a spacious workshop, this property captures the sun and features a beautiful mix of brick and timber accents, complemented by an inviting overhead balcony.

Step inside and be welcomed by a tiled foyer that leads to a versatile downstairs rumpus room and a separate office - perfect for work or play. Ascend the wide stairwell to find three spacious bedrooms, a separate laundry, and a large bathroom complete with both a shower and a bathtub, ideal for relaxing after a long day.

Stay cozy all winter with the central gas heating system. The upstairs living and dining area opens out to a balcony with fantastic panoramic views, creating an ideal space for relaxation and entertainment. The well-equipped kitchen, featuring gas hobs, an electric oven, and a dishwasher, makes meal preparation a breeze.

Set on a generous 875 sqm section, this home is conveniently located near Aberdeen school and a local superette, making it the perfect spot for busy families or anyone who values easy access to amenities.























## Legal Description

Lot 97                      DP 15270  
Record of Title:        SA16D/968  
Land Area:                875m<sup>2</sup>  
Year Built:                1974

## Chattels

- Stove
- Dishwasher
- Water Filter
- Rangehood
- Waste Disposal
- Light Fittings
- Fixed Floor Coverings
- Curtains & Drapes
- TV Bracket
- Central Gas Heating System
- Smoke Detectors
- Towel Rail
- Bathroom Mirrors
- Bathroom Extractor Fans x 2
- Washing Machine Taps
- Clothesline
- Auto Garage Door & Remotes x 2
- Security Door
- Garden Shed



## Local Schools

- Aberdeen school
- Fraser High School
- Frankton School
- Maeroa Intermediate
- St Columbas School

## Local Conveniences

- Dinsdale Shopping Centre
- Wake Park
- Swarbrick Park
- Main arterial roads
- Hamilton Lake
- Greenwood Street amenities



## Meet your sales consultant

# Terry Ryan

☎ 021 909 978

✉ [terry.ryan@lugtons.co.nz](mailto:terry.ryan@lugtons.co.nz)

In the 16 years Terry has been involved with Lugton's Hamilton's most iconic Real Estate Company, Terry has received numerous awards, including being the No 1 Top Residential Salesperson at Lugton's for the last eight years and ARERA Australasian Real Estate Agent of the year for 2012/2013/2014. These awards reflect the successes of his clients and are a measure of the results they have received. These results come from the personal interest Terry takes in every property he is entrusted with.

Your property is not just another listing; it is something you have worked hard for, cared for, and no doubt has a special significance to you. Accordingly, Terry will ensure it is marketed to receive maximum exposure and attract the best price the market has to offer.



## Meet your sales consultant

# Blake Agnew

☎ 021 195 0238

✉ [blake.agnew@lugtons.co.nz](mailto:blake.agnew@lugtons.co.nz)

Born and raised in Hamilton, Blake has a deep connection to the city and an extensive network of contacts, making him the ideal agent for buyers and sellers in the area. He is passionate about the property market and with six years of experience in the building industry he has a good understanding of the local market. His first-hand experience of personally building and selling multiple homes, gives him unique insight into the processes and challenges that homeowners and buyers face.

Blake's commitment to achieving outstanding results is driven by his understanding that buying or selling a home is a significant event in people's lives. Blake views it as a privilege to be trusted with such a critical responsibility, and he works diligently/tirelessly to exceed his clients' expectations every step of the way.

# Rental Appraisal

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I have assessed this property on the 24th January 2025 and advise that the expected weekly rental return would be approximately.

## \$600 - \$640

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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