

Private Summer Escape

20 Hudson Street
Riverlea



Terry Ryan

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T&H

 **Lugtons**



About the Property

3 BED | 1 LIVING | 1 BATH | 2 CAR

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This well presented three-bedroom, free-standing brick home is the perfect blend of comfort, style, and convenience. Nestled in a highly sought-after location, it boasts a modern kitchen equipped with quality appliances, offering the ideal space for entertaining family and friends. The spacious living areas are designed for relaxation, with a heat pump ensuring cosy winters and cool summers.

The sunny and secluded landscaped courtyard offers the perfect setting for summer gatherings with family and friends. The property features a tidy, well-maintained interior and exterior, reflecting pride of ownership. A double garage provides ample space for secure parking and storage, catering to growing families or those needing extra room for hobbies or equipment.

Located within popular school zones, this home is perfect for families seeking quality education for their children. Outdoor enthusiasts will appreciate the easy access to picturesque river trails, ideal for walking, cycling, or simply enjoying nature.

With its combination of modern amenities, desirable location, and family-friendly features, this home is a rare find. Don't miss the chance to make it your own and enjoy everything it has to offer.

















Legal Description

FIRSTLY, an Estate in Freehold as to a 1/2 share of 809m2 more or less, being Lot 41 DP9899 contained in CT SA45A/176.

SECONDLY, an Estate in Leasehold created by Lease LH915172.2 for a term of 999 years from 17.08.1989 described as Flat A DP53401 and Garage C DP 53401, also contained in CT SA45A/176

HCC Rates:	\$3151.84
WRC Rates:	\$585.15
Rateable Value:	\$780,000
Year Built:	1960-1969

Chattels

- Fixed Floor Coverings
- Light Fittings
- Induction Stove
- Waste Master
- Rangehood
- Dish Drawer
- Heat Pump x 1
- Ceiling Fan
- Curtains & Blinds
- Heated Towel Rail x 1
- Bathroom Mirror
- Clothesline
- Auto Garage Door & Remote x 1



Local Schools

- Hillcrest Normal School
- Berkley Normal Middle School
- Hillcrest High School
- St John's College

Local Conveniences

- Hillcrest Shopping Centre
- Hammond Park
- Waikato River Trail
- Hamilton Gardens
- Easy Access to Arterial Routes

Rental Appraisal

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I have assessed this property on the 18th December 2024 and advise that the expected weekly rental return would be approximately.

\$680 - \$700

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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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."

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- 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.



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Total approx. floor area 138.5 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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