

Family Home with Granny Flat

20 Hyde Avenue
Nawton



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T&H

 **Lugtons**



About the Property

4 BED | 2 LIVING | 2 BATH | 2 CAR

20 Hyde Avenue
Nawton

Perfectly suited for families, investors, or those seeking extra space, and situated on a spacious 649 sqm section, this affordable home offers both comfort and versatility.

The main house features three cosy bedrooms, a modern and functional bathroom, and a bright, welcoming living area that is perfect for relaxing or entertaining guests. With a well-thought-out layout and a total floor size of 100 sqm, the home has been designed for functionality.

Adding even more value to the property is the separate granny flat located at the back of the double garage. This private retreat includes one bedroom, a fully equipped kitchen and bathroom, plus a comfortable living area, making it ideal for guests, extended family, or rental income.

The outdoor area provides ample room for children, pets, and outdoor activities, with a spacious covered deck extending off the living areas. While the section is partially fenced for added safety and privacy, there's still plenty of potential to add your personal touch and make this space your own. This property offers easy access to local parks, schools, the popular Grandview Cafe. Its also conveniently close to Hamilton CBD, making it an ideal choice for those seeking an affordable lifestyle.

This unique home with its added granny flat is a rare find and offers incredible flexibility. Vendors have brought - their home must be sold! Don't miss the opportunity to make it yours!

















Legal Description

Lot 28	DP 22176
Record of Title:	SA21A/340
Land Area:	649m ²
HCC Rates:	\$3059.42
WRC Rates:	\$569.47
Year Built:	1980's

Chattels

- Stove
- Dishwasher
- Rangehood
- Light Fittings
- Fixed Floor Coverings
- Curtains
- Smoke Detectors x 2
- Heated Towel Rail x 1
- Bathroom Mirror
- Washing Machine Taps
- Clothesline
- Auto Garage Door & Remotes x 2
- Garden Shed



Local Schools

- Fraser High School
- Aberdeen School
- Nawton School
- Maeroa Intermediate

Local Conveniences

- Elliott Park
- Avalon Drive amenities
- Grandview Road shopping centre
- The Grandview Cafe
- Hamilton CBD
- Main arterial routes

Rental Appraisal

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I have assessed this property on the 23rd January 2025 and advise that the expected weekly rental return would be approximately.

\$550 - \$580

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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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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- 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

"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.



20 Hyde Avenue

Total approx. floor area 173.1 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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