

Feels Like Home

2/193 Killarney Road
Frankton



Terry Ryan

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T&H

 **Lugtons**



About the Property

3 BED | 1 LIVING | 2 BATH | 1 CAR

2/193 Killarney Road
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Step into effortless living with this modern, two-storey townhouse offering the perfect balance of space and convenience. With no body corporate fees to worry about, this 115m² home is an excellent choice for first-home buyers, investors, or those looking for a lock-and-leave lifestyle.

The heart of the home is a stylish, well-appointed kitchen with modern finishes, making it a pleasure to cook and entertain. Flowing seamlessly into the open-plan living and dining area, this space is designed for comfort.

With three bedrooms, there's room for everyone. The thoughtful layout includes a ground-floor bedroom, ideal for guests or a home office, with a bathroom conveniently located on the same level. Upstairs, two additional bedrooms share a well-appointed bathroom, while a single internal garage provides secure parking and extra storage.

A standout feature is the private rear courtyard - perfect for relaxing or entertaining in a peaceful setting.

Set in a prime location, you're close to amenities, shopping, and main transport routes. Whether you're looking for your first home or a smart investment, this property is a fantastic find.

















Legal Description

FIRSTLY, an Estate in Freehold as to a 1/5 share of 1086m2 more or less, being Lot 1 DP87218 contained in CT SA69B/64.

SECONDLY, an Estate in Leasehold created by Lease LB583026.3 for a term of 999 years from 09.12.1999 described as Flat B DP87218, contained in CT SA69B/64

HCC Rates: \$2474.11

Year Built: 1990-1999

Chattels

- Cooktop
- Underbench Oven
- Rangehood
- Dishwasher
- Light Fittings
- Fixed Floor Coverings
- Drapes



Local Schools

- Frankton Primary School
- Maeroa Intermediate School
- Hamilton Fraser High School

Local Conveniences

- Dinsdale Shopping Centre
- Hamilton lake
- Waikato Hospital

Rental Appraisal

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I have assessed this property on the 18th February 2025 and advise that the expected weekly rental return would be approximately.

\$560 - \$590

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**



The power of teamwork, the promise of results.

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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Terry Ryan



Sales Consultant

021 909 978 | 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

"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.



Blake Agnew

Sales Consultant

021 195 0238 | 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.



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.



GROUND FLOOR: APPROX AREA 72.0 SQM



1ST FLOOR: APPROX AREA 41.8 SQM



photoplan
CO.FZ

193B Killarney Road

Total approx. floor area 113.7 sqm

Floor plans have been created for marketing purposes only. Plans were created using data from the council records. While 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 PhotoPlan.



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