

Luxury Living with Generational Flexibility

12 Law Crescent
Horotiu



Kirn Parmar

027 854 7722
kirn.parmar@lugtons.co.nz



Terry Ryan

021 909 978
terry.ryan@lugtons.co.nz

T&H
Terry Ryan & Heather Whyte
Real Estate

 **Lugtons**



About the Property

5 BED | 3 LIVING | 3 BATH | 6 CAR

12 Law Crescent
Hototiu

Are you a tradie, a family with lots of toys, or a homeowner looking for a spacious property with ample storage? Look no further! This fantastic family home in a quiet cul-de-sac location offers a rare triple garage, perfect for storing jet skis, motorbikes, or the kids' toys. Plus, with plenty of off-street parking, you'll never be short on space.

Located just a short stroll from the Rototuna shopping precinct, this sunny and spacious home sits on an easy-care 530m² section. With three bedrooms, an office, and two living areas, there's room for everyone to relax and unwind. The generous master bedroom boasts an ensuite, walk-in robe, and private views of the rear gardens.

Additional features include a DVS system, heat pump, and hot water for year-round comfort. This property is in excellent school zones and has great neighbors. Priced to sell, the vendors are motivated and eager for a quick sale. Don't miss out! Bring your offers and let's negotiate!

Don't delay, call today!





















Legal Description

Lot 2	DP 466663
Record of Title:	641356
Land Area:	2770m ²
WDC Rates:	\$5712.42
Year Built:	2014

Chattels

- Cooktop
- Wall Ovens x 2
- Rangehood
- Convection Microwaves x 2
- Waste Disposal
- Dish Drawers x 2
- Light Fittings
- Fixed Floor Coverings
- Blinds, Curtains & Drapes
- Smoke Detectors
- Heat Pumps x 4
- Heated Towel Rails x 3
- Bathroom Extractor Fans x 2
- Washing Machine Taps x 2
- Clothesline
- Auto Garage Door & Remotes x 4
- Archgola



Local Schools

- Horotiu School



Local Conveniences

- Base Shopping Centre
- Hakiramata Scenic Range and Walk



Meet your sales consultant

Terry Ryan

☎ 021 909 978

✉ 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

Kirn Parmar

☎ 027 854 7722

✉ kirn.parmar@lugtons.co.nz

Hi, I'm Kirn Parmar. I moved from Toronto, Canada to Hamilton, New Zealand to focus on a better life balance for me and my family. I have fallen in love with this city and am very proud to call Hamilton my 'home'. My academic qualifications are in both accounting/finance and software programming. My mixed background has provided me with excellent communication and negotiation skills. I have always had a passion for Real Estate and the opportunities/significance it can have for people's lives, whether it be creating your family's foundation or building on future investments.

I value the benefits of working on a team as opposed to an individual agent working in isolation. I am privileged to be part of Terry Ryan's reputable team at Lugtons Real Estate, which supports the same work ethics and values as my own. I look forward to helping you in any way that I can.

Rental Appraisal

12 Law Crescent Horotiu

5 BED | 3 LIVING | 3 BATH | 6 CAR

I have assessed this property on the 24th July 2024 and advise that the expected weekly rental return would be approximately.

\$950 - \$1000

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**





Licensed under the Real Estate Agents Act 2008.

Photos and floor plan are the property of Lugtons Real Estate and are not to be used without prior consent.

www.lugtons.co.nz | XR20829