

# Ultimate Central Family Living

14 Maeroa Road  
Beerescourt



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**T&H**

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## About the Property

4 BED + OFFICE | 3 LIVING | 3 BATH | 2 CAR

### 14 Maeroa Road Beerscourt

Step into timeless sophistication with this stunning Art Deco residence, perfectly blending classic character with modern comforts. Nestled on a generous, established 1002sqm section, this exquisite 260sqm home offers a truly exceptional lifestyle in one of Hamilton's most sought-after central locations.

Boasting four spacious bedrooms, including a serene upstairs master retreat, and three beautifully appointed bathrooms, this home is designed for both family living and effortless entertaining. Attention to detail is evident throughout, with polished timber floors and newly added feature doors that enhance the home's character and highlight its charming Art Deco appeal.

Multiple living areas include a formal lounge, a relaxed family room, and a separate dining space, all showcasing elegant Art Deco detailing. The stylish modern kitchen is a chef's delight, seamlessly connecting to the dining and living areas, which flow onto an expansive sun-drenched deck - perfect for entertaining while overlooking the sparkling pool.

A dedicated media room provides the ultimate space for movie nights, while a sunny office ensures work-from-home convenience. The double carport is complete with a large, attached storage shed, plus ample room for a trailer or boat.

Situated just minutes from Hamilton CBD, vibrant cafes, renowned restaurants, and picturesque Waikato River walks, this exceptional property presents a rare opportunity to own a character-filled home in an unbeatable location.

This captivating residence is a must-see for those who appreciate timeless elegance and modern convenience. Don't miss your chance - contact us today to arrange a private viewing!

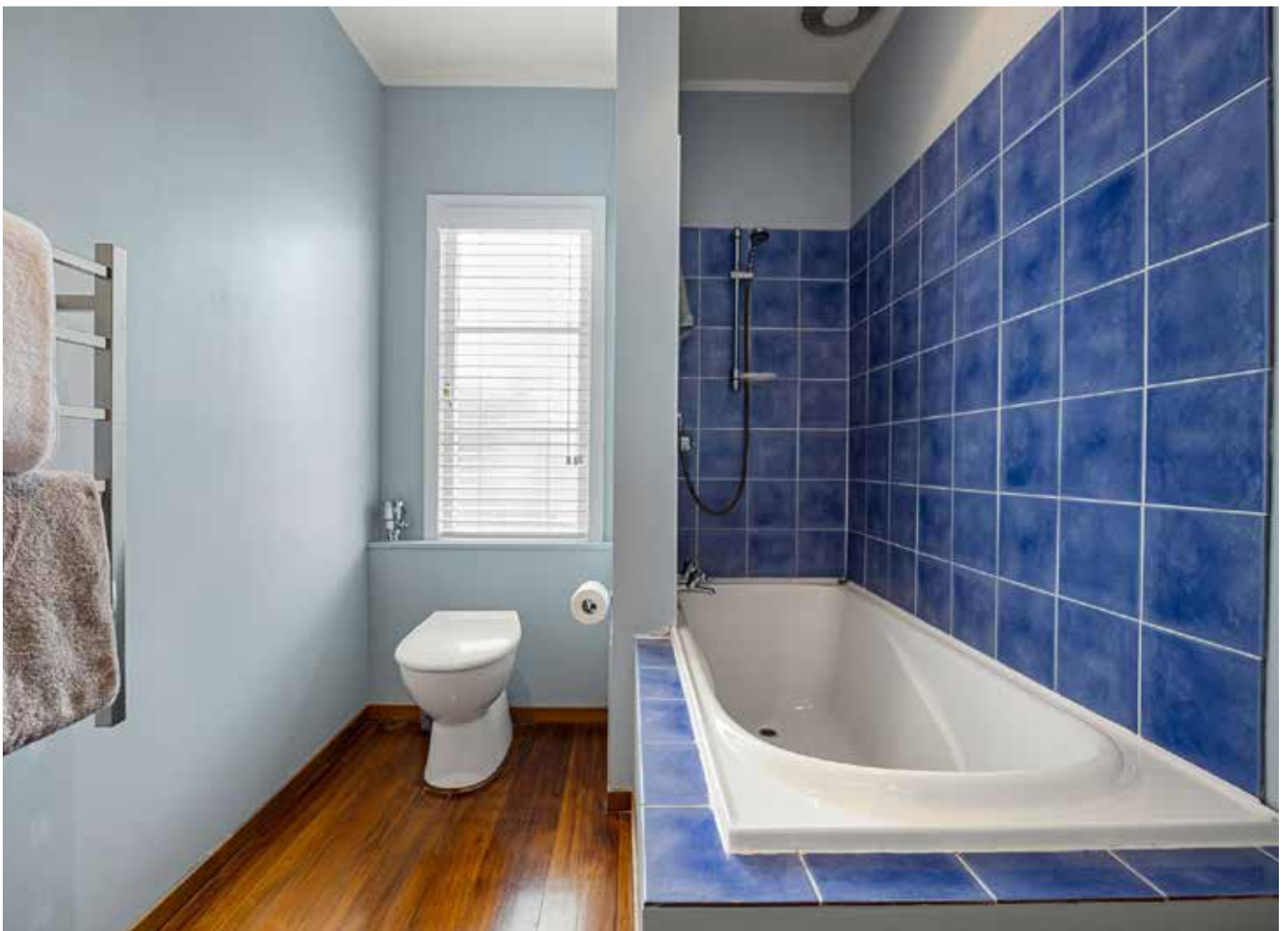


























## Legal Description

Pt Lot 2	DP 13791
Record of Title:	SA32A/752
Land Area:	1002m <sup>2</sup>
HCC Rates:	\$5063.77
WRC Rates:	\$932.34

## Chattels

- Gas Cooktop
- Underbench Oven
- Rangehood
- Dish Drawers x 2
- Waste Disposal
- Light Fittings
- Fixed Floor Coverings
- Blinds, Curtains & Drapes
- Smoke Detectors
- TV Brackets x 2
- Burglar Alarm
- Heated Towel Rails x 3
- Bathroom Mirrors x 3
- Washing Machine Taps
- Clothesline
- Pool Equipment
- Garden Sheds x 2
  
- Excluded: Workshop Bench Cabinets (shelving can stay)



## Local Schools

- Waikato Diocesan School for Girls
- Maeroa Intermediate
- St Peter's Catholic School

## Local Conveniences

- Waikato River walks and trails
- Hamilton CBD
- Ginger and Honey Cafe
- Parks and playgrounds
- FMG Waikato Stadium
- Main arterial roads
- Beerescourt Tennis Club

# Rental Appraisal

**14 Maeroa Road  
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I have assessed this property on the 19th February 2025 and advise that the expected weekly rental return would be approximately.

## \$900 - \$950

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.



Terry Ryan | 021 909 978

Heather Whyte | 027 239 2751

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## Terry Ryan



### Sales Consultant

021 909 978 | [terry.ryan@lugtons.co.nz](mailto: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](mailto: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](mailto: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](mailto: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.

# 14 Maeroa Road

Total Floor Area: 260 sq.m APPROX.



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