

A Prime Opportunity in St Andrews

2/15 Mears Road
St Andrews



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T&H
Terry Ryan & Heather Whyte
Real Estate

 **Lugtons**



About the Property

3 BED | 1 LIVING | 2 BATH

2/15 Mears Road
St Andrews

Built in June 2023, this near-new 3-bedroom, 2-bathroom home is nestled in the highly sought-after St Andrews neighbourhood. Designed with modern living in mind, the home boasts a spacious open-plan layout, perfect for young families or savvy investors. With double-glazed windows, full insulation, and Healthy Homes compliance, this property offers both comfort and energy efficiency.

Enjoy the convenience of living close to key amenities such as:

- The Base Shopping Centre
- Scenic Waikato River walks
- St Andrews Golf Club
- Waterworld Aquatic Centre
- Te Rapa Straight shopping and dining
- Easy access to main arterial routes

For investors, there's an exciting opportunity to purchase the front unit at 1/15 Mears Road as well, providing a unique chance to secure two quality properties in this prime location.













Legal Description

Unit 2	DP 588110
Record of Title:	1117428
Land Area:	314m ²
HCC Rates:	\$3213.45
Year Built:	2023

Chattels

- Gas Cooktop
- Underbench Oven
- Rangehood
- Dishwasher
- Light Fittings
- Fixed Floor Coverings
- Smoke Detectors
- Blinds & Curtains
- Heat Pump
- Washing Machine Taps
- Garden Shed



Local Schools

- Pukete Primary School
- St Peter Chanel Catholic School
- St Andrews Middle School
- Fraser High School

Local Conveniences

- The Base Shopping Center
- Waikato Rive Walks
- St Andrews Golf Club
- St Andrews Park
- Totara Park
- Waterworld
- Te Rapa Straight amenities
- Main arterial routes



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

2/15 Mears Road
St Andrews

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I have assessed this property on the 26th September 2024 and advise that the expected weekly rental return would be approximately.

\$600 - \$640

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**



2/15 Mears Road

Total Floor Area: 94 sq.m APPROX.



 inHouse

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