

# Feels Like Home

16A Norman Street  
Nawton



**Terry Ryan**

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

**Heather Whyte**

027 239 2751  
heather.whyte@lugtons.co.nz

**T&H**

 **Lugtons**



## About the Property

3 BED | 1 LIVING | 1 BATH | 2 CAR

**16A Norman Street**  
Nawton

This is the perfect start. Nestled down a private driveway, this charming three-bedroom home is ready to welcome its new owners. Step into the living room, where raked ceilings create a sense of space and light, and doors open to a generous deck - perfect for entertaining or simply soaking up the peaceful views of the beautifully planted backyard. You'll love spending time here with friends and family as the seasons change. With private back yard, plenty of room for the children and pets to play. If a spa pool is on the list for Xmas, then there is room for this too.

All three bedrooms are well-proportioned, and a heat pump ensures year-round comfort. The property also boasts a double garage with extra parking for cars and room for a trailer, offering practicality alongside its charm.

Close to the Base for shopping or jump on the expressway to Auckland - with short driving distances to the gym, doctors, takeaways, supermarkets and nearby schools.

With the vendor embarking on an exciting new chapter, this is your chance to secure a fantastic opportunity. Make it yours today!



















## Legal Description

FIRSTLY, an Estate in Freehold as to a 1/2 share of 1080m2 more or less, being Lot 4 DP 6751 contained in CT SA47D/26

SECONDLY, an Estate in Leasehold created by Lease LB001386.1 for a term of 999 years from 20.12.1990 described as House 2 DP58607, contained in CT SA47D/26

## Chattels

- Stove with Ceramic Cooktop
- Rangehood
- Dishwasher
- Waste Disposal
- Water Filter (as is, not used)
- Light Fittings
- Fixed Floor Coverings
- Blinds
- Drapes
- Heat Pump x 1
- Smoke Detectors
- Burglar Alarm (as is)
- Clothesline in Garage
- Auto Garage Door & Remotes x 2
- Garden Shed



## Local Schools

- Nawton School
- St Columba's Catholic School
- Maeroa Intermediate School
- Fraser High School

## Local Conveniences

- The Base Shopping Centre
- Hamilton Zoo
- Elliott Park
- Nawton Shopping Centre
- Minogue Park
- Hamilton City Netball Centre
- Wintec Rotokauri Campus

# Rental Appraisal

**16A Norman Street  
Nawton**

3 BED | 1 LIVING | 1 BATH | 2 CAR

I have assessed this property on the 27th November 2024 and advise that the expected weekly rental return would be approximately.

**\$580 - \$620**

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

[terryryan.co.nz](http://terryryan.co.nz)





## 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.



## 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.



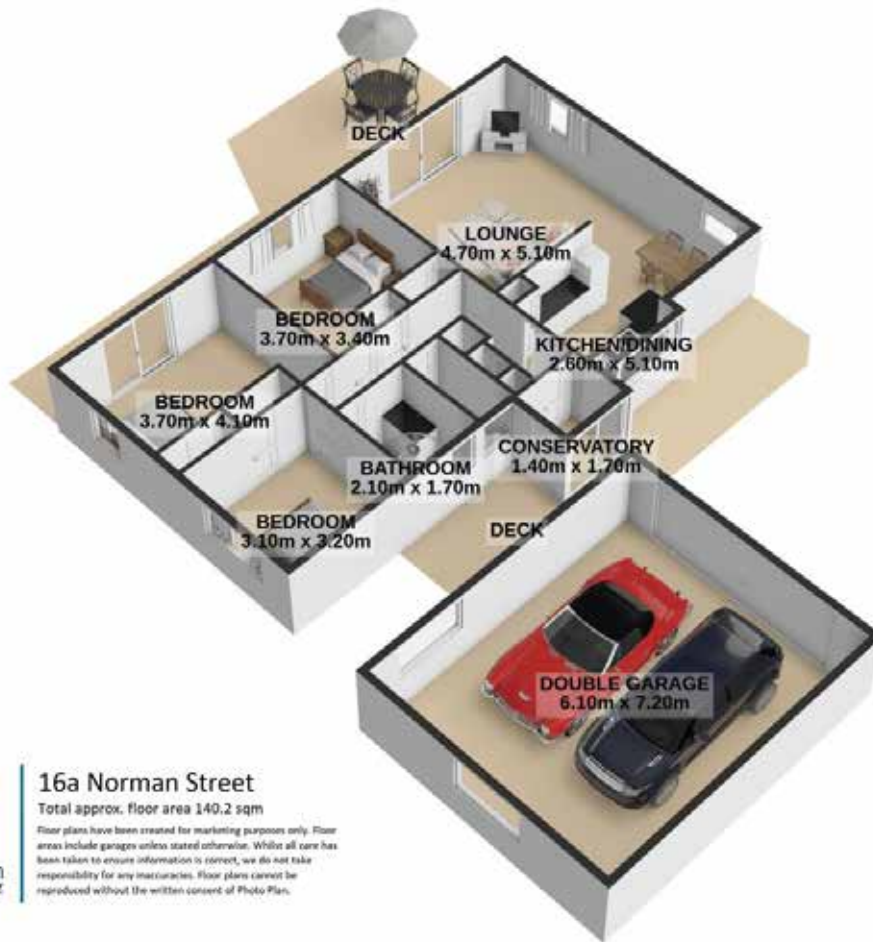
## Brooklyn Hayde

**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.



### 16a Norman Street

Total approx. floor area 140.2 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.



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](http://www.lugtons.co.nz) | XR21345