

# Affordable Home, Ready for Transformation

56A Norrie Street  
Bader



**Blake Agnew**  
Sales Consultant

021 195 0238  
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**Terry Ryan**  
Sales Consultant

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## About the Property —

Discover this three bedroom, one bathroom home, perfect for first-time buyers or savvy investors looking to add value. With a freehold 410sqm section and a 92sqm home, this property is your canvas for future possibilities.

Step into the open-plan living area, offering a light-filled space for relaxation and entertainment. Flow effortlessly from indoors to the large deck, perfect for summer barbecues or enjoying your morning coffee.

Convenience is key, with a separate toilet, separate laundry, and plenty of off-street parking to meet your everyday needs. The section is easy to maintain yet spacious enough for kids, pets, or your gardening ambitions.

This affordable property is the perfect entry point into the market, with scope to refresh and add value over time. Don't miss your chance to secure a home with so much potential.































## Additional Information —

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### Legal Description

<b>Legal Lot</b>	2
<b>Legal DP</b>	DP 571424
<b>Record of Title</b>	1035401
<b>Land Area</b>	410m <sup>2</sup>
<b>HCC Rates</b>	\$2474.11
<b>WRC Rates</b>	\$464.80
<b>Year Built</b>	1950's

### Local Schools

Melville Primary School  
Melville Intermediate  
Melville High School  
Sacred Hearts Girls College  
St Pius X Catholic School

### Local Conveniences

Close to Hospital  
Close to Lake  
Melville Skate Park & Dog Park  
Braemar Hospital

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### Chattels

Stove	Heat Pump x1
Rangehood	Bathroom Extractor Fan
Light Fittings	Bathroom Mirror
Fixed Floor Coverings	Washing Machine Taps

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## Rental Appraisal —

# 56A Norrie Street Bader

3 BED | 1 LIVING | 1 BATH | 1 CAR

I have assessed this property on the 26th February 2025 and advise that the expected weekly rental return would be approximately.

# \$525–\$550

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**



## Meet Your Sales Consultant —



# Blake Agnew

021 195 0238   [blake.agnew@lugtons.co.nz](mailto: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.



## Meet Your Sales Consultant —



# Terry Ryan

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.

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.





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