

# Modern, High-Spec Living in Rototuna North

9D North Ridge Drive  
Rototuna North



**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

3 BED | 1 LIVING | 2.5 BATH | 1 CAR

**9D North Ridge Drive**  
Rototuna North

Step into effortless modern living with this stunning two-story townhouse, built in May 2024. Thoughtfully designed with high-end finishes, this home offers the perfect blend of style, comfort, and convenience.

Featuring three spacious double bedrooms and two full bathrooms, including a master ensuite with a walk-in wardrobe - this home caters to both families and professionals. A guest toilet downstairs adds to the practicality of the layout.

The open-plan living and dining area seamlessly connects to the contemporary kitchen, complete with gas cooking and sleek stone benchtops, ideal for both everyday living and entertaining.

Step outside to enjoy the private outdoor space, where a deck and landscaped garden create the perfect spot for relaxation or hosting friends.

Zoned for Te Totara Primary and Rototuna Junior & Senior High, this location is highly sought after for families. With Rototuna Plaza just a short walk away, you'll have easy access to supermarkets, cafes, restaurants, and essential services.

Additional features include a single internal access garage for secure parking and extra storage.

Whether you're a first-home buyer, investor, or looking to downsize, this low-maintenance home ticks all the boxes. Get in touch today to arrange a viewing!













## Legal Description

Lot 101 DP 548460

Record of Title: 1159704

Secondly, an Estate in Fee Simple as to a 1/2 share of 181m<sup>2</sup> more or less, being lot 101 DP 548460, also comprised in CT 1159704

Li-Ping Chao as to a 1/2 share

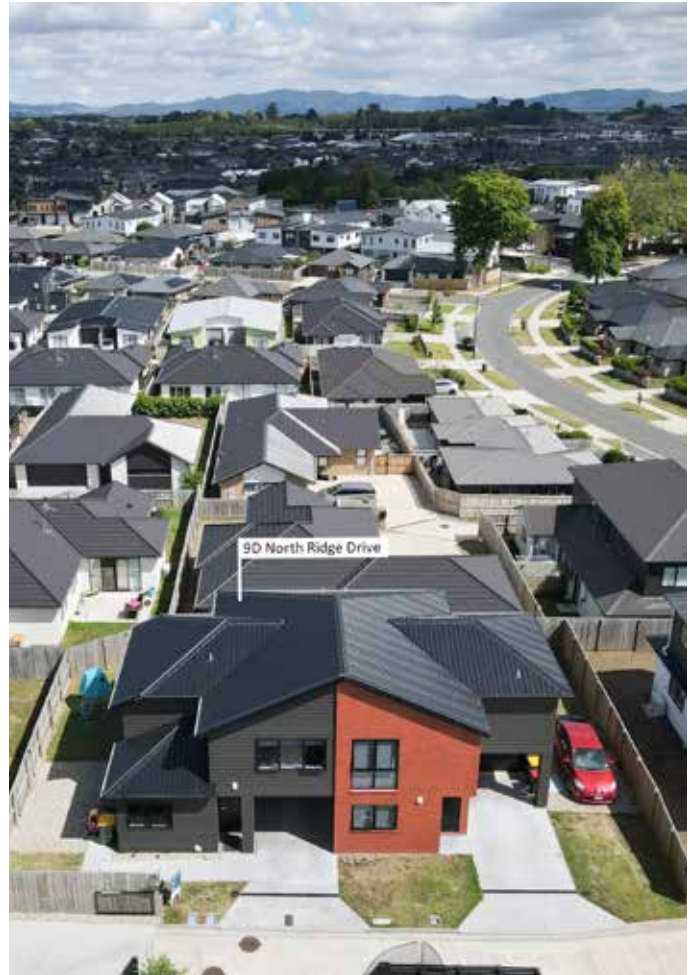
Shih-Yuan Lu as to a 1/2 share

Land Area: 202m<sup>2</sup>

## Chattels

- Gas Cooktop
- Underbench Oven
- Rangehood
- Dishwasher
- Light Fittings
- Fixed Floor Coverings
- Blinds
- Smoke Detectors
- Washing Machine Taps
- Auto Garage Door





## Local Schools

- Te Totara Primary School
- Rototuna Junior and Senior High School
- Fairfield Intermediate

## Local Conveniences

- Shops & Restaurants at Rototuna Shopping Centre
- Tui Medical walking distance



## Meet your sales consultant

### Kirn Parmar

☎ 027 854 7722

✉ [kirn.parmar@lugtons.co.nz](mailto: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.



## Meet your sales consultant

### Terry Ryan

☎ 021 909 978

✉ [terry.ryan@lugtons.co.nz](mailto: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.

# Rental Appraisal

**9D North Ridge Drive  
Rototuna North**

3 BED | 1 LIVING | 2.5 BATH | 1 CAR

I have assessed this property on the 18th February 2025 and advise that the expected weekly rental return would be approximately.

**\$660 - \$680**

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**





### 9D North Ridge Drive

Total approx. floor area 133.2 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.



GROUND FLOOR: APPROX AREA 66.4 SQM



1ST FLOOR: APPROX AREA 66.8 SQM



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) | XR21547