

# Home & Income or Smart Investment

81 & 81A Oakfield Crescent  
Pukete



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## About the Property

4 BED | 1 LIVING | 2 BATH

### **81 & 81A Oakfield Crescent**

Pukete

Nestled on a generous 662sqm section that backs onto a peaceful reserve, this well-presented family home offers comfortable living with a fantastic bonus.

The main house features a practical layout with three bedrooms, a tidy kitchen and bathroom, plus a welcoming living space, perfect for family life. Step outside to enjoy the inground pool, a great spot for summer relaxation and entertaining, complete with council consents.

Adding extra value is the fully consented, self-contained ancillary unit - a tidy one-bedroom space with its own living area and bathroom, ideal for extended family, guests, or as a rental. Currently tenanted at \$360 per week, it provides an excellent opportunity to supplement your income while enjoying the main home yourself.

Located in a handy spot near The Base shopping centre and great schools, this property is in a popular area, making it an excellent investment or a place to call home. With a current combined rental return of \$960 per week, it's a solid option for investors or homeowners looking for extra flexibility.

A warm, welcoming home with a great source of income - come and see it for yourself! My vendor has bought so don't delay and call us today.



























## Legal Description

Lot 18	DP 17747
Record of Title:	SA16B/963
Land Area:	662m <sup>2</sup>
HCC Rates:	\$3230.84
WRC Rates:	\$588.13
Year Built:	1973

## Chattels

- **Front House:** Clothesline, Washing Machine Taps, Garden Shed, Bathroom Mirror, Kitchen Waste Disposal, Pool Equipment, Stove, Rangehood, Dishwasher, Light Fittings, Fixed Floor Coverings, Curtains, Heated Towel Rail
- **Back House:** Heat Pump, Extractor Fan for Stove, Rangehood, Blinds, Curtains, Washing Machine Taps, Fixed Floor Coverings, Light Fittings



## Local Schools

- Te Rapa School
- Te Kopuku High
- St Andrews Middle School

## Local Conveniences

- Te Awa The Base
- Wairere Drive and main arterial roads
- Ashurst Park
- The Lookout Bar and Restaurant
- Pukete Road shops and Food Market

# 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

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**"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**

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**"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.



**81/81A Oakfield Crescent**  
Total approx. floor area 145.9 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.



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