

# Timeless Brick Home with Pool in Dinsdale

14 Ross View Terrace  
Dinsdale



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**T&H**

 **Lugtons**



## About the Property

3 BED | 1 LIVING | 1 BATH | 2 CAR

### **14 Ross View Terrace** Dinsdale

We are pleased to present this classic brick home located in the highly sought-after Dinsdale area. This property offers an exceptional blend of space, comfort, and functionality, making it an ideal choice for families, investors, or anyone seeking a residence in a quiet neighbourhood.

The home features three spacious bedrooms, along with an additional room off the garage that can serve as a home office, study, or storage area. The double basement provides ample storage options or potential for a workshop, enhancing the versatility of this property.

Updated with new carpet throughout, and plenty of scope to add value with paint and paper. The property also includes a carport with extra off-street parking, ensuring convenience for residents and guests alike.

The bonus of this home is the in-ground swimming pool, perfect for relaxation and entertaining during the warmer months ahead. Set on an elevated 731 sqm section, the property offers a peaceful retreat with ample outdoor space for family activities and gatherings.

With vacant possession, this home is ready for immediate occupancy. It is situated within the Aberdeen School zone, providing excellent educational opportunities for families. The location is conveniently close to shops, parks, and essential amenities, enhancing the overall appeal of this property.

This home is a must-sell, making it an excellent opportunity for discerning buyers. For further details or to arrange a private viewing, please contact us today.





































## Legal Description

Lot 76	DP 13037
Record of Title:	SA10C/248
Land Area:	731m <sup>2</sup>
HCC Rates:	\$3508.09
WRC Rates:	\$638.12

## Chattels

- Electric Cooktop
- Wall Oven
- Dishwasher
- Waste Disposal
- Light Fittings
- Fixed Floor Coverings
- Curtains & Drapes
- Smoke Detectors x 2
- Alarm
- DVS Ventilation System
- Heat Pump x 2 (heat pump in lounge as is)
- Heated Towel Rail
- Bathroom Mirror
- Washing Machine Taps
- Clothesline
- Auto Garage Door & Remote x 1
- Security Door
- Pool Equipment - Creepy Crawly





## Local Schools

- Aberdeen School
- Frankton School
- St Columba's Catholic School
- Maeroa Intermediate
- Fraser High School

## Local Conveniences

- Dinsdale Shopping Centre
- Wake Park
- Swarbrick Park
- Taitua Arboretum
- Classic Car Museum
- Easy access to arterial routes

# Rental Appraisal

## 14 Ross View Terrace Dinsdale

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I have assessed this property on the 10th October 2024 and advise that the expected weekly rental return would be approximately.

# \$650 - \$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**





# 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

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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

027 239 2751 | [heather.whyte@lugtons.co.nz](mailto: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.



1ST FLOOR: APPROX AREA 60.5 SQM



**14 Ross View Terrace**

Total approx. floor area 167.1 sqm  
 Floor plans have been created for marketing purposes only. Floor plans include errors 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 House Plus.



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