

# City Views from the Heart of The Home

10 Sinead Court  
Grandview Heights



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**T&H**

 **Lugtons**



## About the Property

4 BED | 2 LIVING | 1 OFFICE | 2 BATH | 2 CAR

**10 Sinead Court**  
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This beautifully designed 4-bedroom, 2-bathroom residence offers a unique atrium feature that creates a striking focal point between the entry and living areas. The home is a perfect blend of style and functionality, featuring modern amenities and elegant finishes.

The atrium design adds natural light and a touch of sophistication to the entry and living spaces. With four spacious bedrooms and a dedicated office, it's perfect for working from home or as a study area. The gourmet kitchen is a chef's dream, boasting a large walk-in pantry, stonex benchtops, and dual ovens in pristine condition.

The bathrooms are beautifully tiled with contemporary fixtures and finishes, and the efficient gas hot water system ensures convenience. The outdoor area is designed for low maintenance, allowing you to spend more time enjoying the stunning views from the living area at the heart of the home. Generous storage options throughout the house help keep your home organized and clutter-free. Thoughtfully selected lighting features enhance the ambiance and beauty of the home.

This home is perfect for those who appreciate modern design, convenience, and a low-maintenance lifestyle. Don't miss the opportunity to make this exquisite property your own!









































## Legal Description

Lot 44	DP 3789691
Record of Title:	315989
Land Area:	651m <sup>2</sup>
HCC Rates:	\$3829.56
WRC Rates:	\$706.49

## Chattels

- Rangehood
- Bosch Electric Cooktop
- Wall Ovens x 2
- Dishwasher
- Light Fittings
- Fixed Floor Coverings
- Drapes
- Alarm
- Heat Pump
- Heated Towel Rails x 2





## Local Schools

- Aberdeen School
- Rotokauri School
- Nawton School
- St Columbias Catholic School
- Fraser High School (in zone)

## Local Conveniences

- Hamilton Zoo
- The Base, Hamilton
- Hamilton Polytechnic

# Rental Appraisal

## 10 Sinead Court Grandview Heights

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

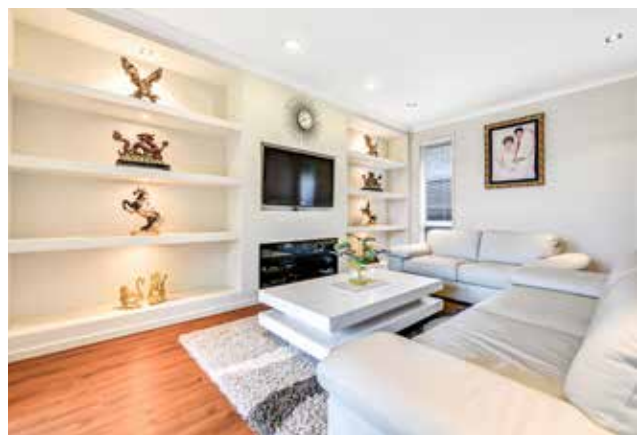
# \$750 - \$780

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**





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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

**"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.



### 10 Sinead Court

Total approx. floor area 242.1 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 Plans Plan.



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