

Private Gully Sanctuary

11 Stewart Place
Melville



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T&H

 **Lugtons**



About the Property

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

11 Stewart Place Melville

Welcome to an affordable home that perfectly combines the charm of rustic character with the functionality and elegance of modern living. Tucked away in a peaceful cul-de-sac, this stunning property offers privacy, comfort, and convenience, making it an ideal retreat for families or professionals seeking a tranquil lifestyle handy to so many amenities.

At the heart of this home lies a modern, open-plan kitchen that flows seamlessly into the living and dining areas. Designed with entertaining in mind, this space is perfect for hosting friends and family, whether it's an intimate dinner party or a casual gathering. Two separate living areas provide flexibility for family life, allowing everyone to find their perfect spot to unwind.

The home boasts four double bedrooms plus a dedicated office, providing ample space for growing families or those who work from home. The main bedroom is a private sanctuary, complete with a walk-in robe and an ensuite for ultimate comfort.

Recent renovations have brought a fresh, contemporary feel to the home, with a brand-new laundry and stylish new flooring throughout. These thoughtful updates complement the home's original features, including polished timber floors and raked ceilings that exude warmth and character. Bifold doors lead out from the living spaces to an expansive deck, creating a natural extension of the home and offering a seamless indoor-outdoor flow.

The expansive 2,125 sqm private section, surrounded by mature trees, provides a sense of tranquillity rarely found in city living. Set in a desirable location, this property is just minutes away from Waikato Hospital, Hamilton Lake, and Hamilton city. Whether you're heading into town for work, a stroll around the lake, or accessing essential services, everything is within easy reach.

This home truly has it all - space, style, and unique location. Don't miss the opportunity to own this one-of-a-kind property that combines modern living with timeless rustic appeal.























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Legal Description

Lot 9	DP 7445
Record of Title:	SA1B/872
Land Area:	2125m ²
HCC Rates:	\$3151.84
WRC Rates:	\$588.46
Year Built:	1960's

Chattels

- Gas Cooktop
- Wall Oven
- Rangehood
- Dishwasher
- Smoke Detectors x 4
- Heat Pump x 1
- Heat Transfer System
- Blinds & Curtains
- Fan (lounge)
- Heated Towel Rails x 2
- Washing Machine Taps



Local Schools

- Melville Primary School
- St Pius X Catholic School
- Mangakotukutuku College
- Te Kura Amorangi o Whakawatea School

Local Conveniences

- Waikato Hospital
- Hamilton CBD
- Urlich Avenue shopping centre
- Glenview Medical Centre
- Main arterial roads

Rental Appraisal

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I have assessed this property on the 16th January 2025 and advise that the expected weekly rental return would be approximately.

\$720 - \$750

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

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by  **Lugtons**



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Terry Ryan



Sales Consultant

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"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:

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- 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

"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

"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.



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Total approx floor area 200.1 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 Photo Plan.



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