

# Stairway to Heaven

24 Tainui Street  
Frankton



**Terry Ryan**

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**T&H**

 **Lugtons**





## About the Property

3 BED | 1 LIVING | 2 BATH | 1 CAR

**24 Tainui Street**  
Frankton

Deadline Sale – Wednesday 18th September at 2:00 pm

Tired of the mundane and craving a cool contemporary lifestyle close to the lake and CBD.

Look no further than this 1960's architecturally designed home with feature walls and a stunning sweeping staircase accentuating the cathedral ceilings and expansive living area. The spacious living area is perfect for both relaxing and entertaining with large windows drawing in natural light and a seamless connection to the outdoor private living zones.

A choice of three double bedrooms and, for added convenience, a bathroom upstairs and down. So much storage throughout with a huge laundry room and extra utility rooms off the carport.

Perfectly positioned on an elevated established 703sqm section overlooking the picturesque Hamilton Girls High grounds.

Located between Hamilton Lake and CBD, you won't find a more convenient place to reside and enjoy the unique features that this home offers.

These opportunities only come along every so often so don't delay and call Terry or his team for a private viewing.











































## Legal Description

Part Lot 1	DP 37363
Record of Title:	SA7D/917
Land Area:	703m <sup>2</sup>
HCC Rates:	\$4291.65
WRC Rates:	\$792.46
Age:	1967

## Chattels

- Cooktop
- Wall Oven
- Water Filter
- Dishwasher
- Waste Disposal
- Light Fittings
- Fixed Floor Coverings
- Blinds, Curtains & Drapes
- Smoke Detectors x 2
- Heat Pumps x 2
- TV Brackets x 2
- Bathroom Mirrors
- Bathroom Extractor Fan
- Washing Machine Taps
- Clothesline
- Spa Pool (as is)





## Local Schools

- Hamilton West School
- Whitiara School
- Hamilton Boy's High School
- Hamilton Girls High School

## Local Conveniences

- Hamilton Lake Domain
- Seddon Park
- Good George Dining Hall
- Hamilton Central City



# Rental Appraisal

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I have assessed this property on the 29th August 2024 and advise that the expected weekly rental return would be approximately.

## \$700 - \$740

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

Heather Whyte | 027 239 2751

[terryryan.co.nz](http://terryryan.co.nz)







## 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)

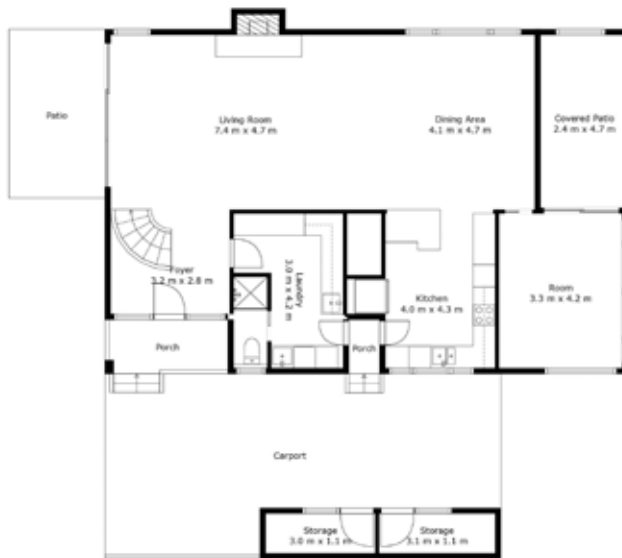
**"Proudly born and raised in Hamilton, I carry a good understanding of the city and its vibrant communities. With great people skills and a love for property, my focus is finding what's right for you. Drawing from my background in grocery sales, I have developed an ability to work effectively with buyers, 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.



# 24 Tainui Street

Total Floor Area: 250 sq.m APPROX.



Floor 1



Floor 2



This floor plan has been created by inHouse and are intended solely for marketing purposes. The plans are not scale drawings, however, we've made every effort to ensure the accuracy of the information, but we cannot be held liable for any potential inaccuracies. We kindly request that you refrain from reproducing or distributing the floor plans without obtaining consent from inHouse.



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