

# Entry Level Pukete

16B Tupelo Street  
Pukete



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**T&H**

 **Lugtons**





## About the Property

3 BED | 1 LIVING | 1 BATH | 2 CAR

**16B Tupelo Street**  
Pukete

Here's a three bedroom home that offers a straightforward and affordable option for first home buyers. Situated in an elevated position within the suburb of Pukete, this property seamlessly blends practicality with potential.

The open plan living area offers an elevated outlook, ready to move in now with healthy homes compliance, or splash a paint brush around, add some rugs or new carpet and you will get the feel of something special for your first home.

The three bedrooms offer sufficient space for a small family or a couple starting out. While the home may not be flashy, it's functional and well-suited for those looking to make their first step into homeownership. Another feature of this property is the double garage underneath, complemented by additional off-road parking. Whether you have multiple vehicles or need extra space for storage, you'll find plenty of room to accommodate your needs.

You'll enjoy easy access to nearby river walks, perfect for leisurely strolls or family outings. Additionally, The Base Shopping Centre is just a short drive away, offering a variety of shopping and dining options. The suburb is also renowned for its great schooling, making this home an excellent choice for families seeking a great educational environment for their children.

Priced to sell, this property presents a great opportunity to get your foot in the door of the Hamilton market and start your journey on the property ladder today.

































## Legal Description

Lot 28	DP 36453
Record of title:	SA40D/785
Flat A	DPS 46561
Floor area	120.5m <sup>2</sup>
HCC Rates:	\$2705.15
WRC Rates:	\$507.79
RV:	\$635,000
Age:	1980

## Chattels

- Stove
- Rangehood
- Drapes
- Light Fittings
- Heat Pump
- Dishwasher
- Fixed Floor Coverings
- HRV System





## Local Schools

- Te Rapa School
- Fraser High School

## Local Conveniences

- The Base Te Rapa
- Waikato River Walks
- Te Rapa Straight amenities
- Main arterial routes



# Rental Appraisal

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I have assessed this property and advise that the expected weekly rental return would be approximately.

**\$575 - \$600**

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.

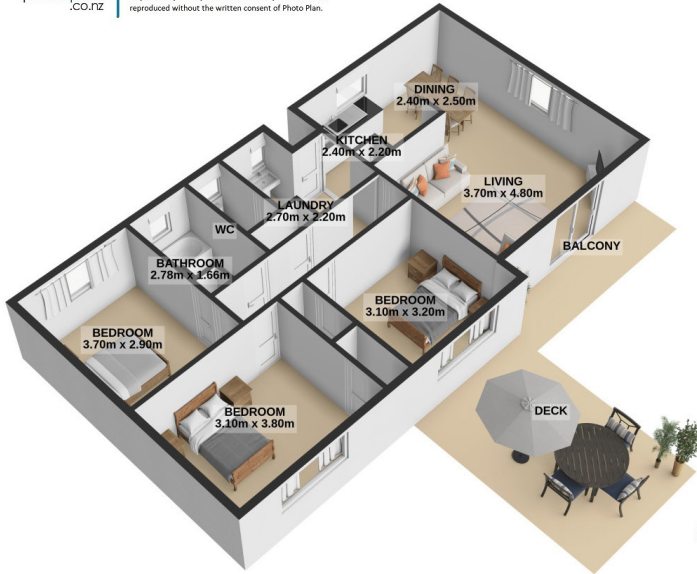




### 16B Tupelo Street

Total approx. floor area 120.5 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.



1ST FLOOR: APPROX. AREA 34.8 SQM

1ST FLOOR: APPROX AREA 85.7 SQM



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