

Lifestyle Living at Entry Level Pricing

475 Crozier Street
Pirongia



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T&H
Terry Ryan & Heather Whyte
Real Estate

 **Lugtons**



About the Property

2 BED | 1 LIVING | 2 BATH | 2 CAR

475 Crozier Street
Pirongia

Looking for a slice of paradise without breaking the bank? You've found it! Set on a spacious 2351m² section, this property offers stunning views of the Pirongia mountains and mature trees, perfect for a family looking for a relaxed lifestyle on a budget.

The 200m² home is tucked away down a private driveway, providing a safe and secluded spot for kids and pets to play. Inside, the open-plan kitchen and living area is perfect for cozy family nights by the wood burning fireplace.

The generous master bedroom offers plenty of space to unwind, plus the privacy you need from the rest of the house when you want it. The secluded office is perfect for working from home in peace, providing a quiet and private space to focus on your work.

This property offers amazing entry level value and the vendor is open to all offers. If you're looking for a big piece of land to call your own and a home that's ready for your personal touch, this is the perfect opportunity.

Ready to make this house your home? Contact Kirn Parmar at 027 854 7722 for more information and to schedule a viewing.













Legal Description

| | |
|------------------|--------------------|
| Lot 1-2 | DPS 25157 |
| Record of Title: | SA24A/856 |
| Land Area: | 2351m ² |
| WDC Rates: | \$2179.02 |
| Year Built: | 1980's |

Chattels

- Dishwasher
- Wall Oven
- Light Fittings
- Smoke Detectors
- Heat Pump
- Drapes
- Fixed Floor Coverings
- Clothesline
- Washing Machine Taps
- Auto Garage Door
- Gas Bottles x 2



Local Schools

- Pirongia School
- Te Awamutu College

Local Conveniences

- Five Stags Pirongia
- Pirongia Arts, Crafts & Food Market
- Persimmon Tree Cafe
- Te Ngahere Reserve



Meet your sales consultant

Terry Ryan

☎ 021 909 978

✉ terry.ryan@lugtons.co.nz

In the 16 years Terry has been involved with Lugton's Hamilton's most iconic Real Estate Company, Terry has received numerous awards, including being the No 1 Top Residential Salesperson at Lugton's for the last eight years and ARERA Australasian Real Estate Agent of the year for 2012/2013/2014. These awards reflect the successes of his clients and are a measure of the results they have received. These results come from the personal interest Terry takes in every property he is entrusted with.

Your property is not just another listing; it is something you have worked hard for, cared for, and no doubt has a special significance to you. Accordingly, Terry will ensure it is marketed to receive maximum exposure and attract the best price the market has to offer.



Meet your sales consultant

Kirn Parmar

☎ 027 854 7722

✉ kirn.parmar@lugtons.co.nz

Hi, I'm Kirn Parmar. I moved from Toronto, Canada to Hamilton, New Zealand to focus on a better life balance for me and my family. I have fallen in love with this city and am very proud to call Hamilton my 'home'. My academic qualifications are in both accounting/finance and software programming. My mixed background has provided me with excellent communication and negotiation skills. I have always had a passion for Real Estate and the opportunities/significance it can have for people's lives, whether it be creating your family's foundation or building on future investments.

I value the benefits of working on a team as opposed to an individual agent working in isolation. I am privileged to be part of Terry Ryan's reputable team at Lugtons Real Estate, which supports the same work ethics and values as my own. I look forward to helping you in any way that I can.

Rental Appraisal

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I have assessed this property on the 13th June 2024 and advise that the expected weekly rental return would be approximately.

\$620 - \$660

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**





475 Crozier Street

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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