

# Home Sweet Home

2 Dingwall Court  
Rototuna



**Heather Whyte**  
Sales Consultant

027 239 2751  
heather.whyte@lugtons.co.nz



**Terry Ryan**  
Sales Consultant

021 909 978  
terry.ryan@lugtons.co.nz



## About the Property —

Nestled in a quiet and sought-after neighbourhood, this sunny and spacious brick home offers an exceptional opportunity for buyers looking to secure a property with both comfort and potential. Positioned on a generous, elevated 643sqm corner section, this estate sale presents a fantastic entry-level opportunity in a prime location.

Step inside to discover a well-designed 180sqm floor plan, featuring two inviting living areas that draw in the natural light. The home boasts three double bedrooms plus a study, ensuring ample space for family living or a work-from-home setup. The main bedroom is a private retreat, complete with a walk-in robe and ensuite, while the seamless indoor-outdoor flow invites you to enjoy the sun-soaked patio and established gardens.

Practicality meets convenience with great off-street parking, double garaging, and room to further enhance the property to suit your style. Zoned for quality schools and within walking distance to Rototuna shops and Callum Brae Park and Golf Course, this is an opportunity not to be missed.

Secure your future in this desirable location today!



























photoplan  
.co.nz

## 2 Dingwall Court

Total approx. floor area 182.2 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.

## Additional Information —

---

### Legal Description

<b>Legal Lot</b>	169
<b>Legal DP</b>	DP 81457
<b>Record of Title</b>	SA63D/830
<b>Land Area</b>	643m <sup>2</sup>
<b>HCC Rates</b>	\$3906.58
<b>WRC Rates</b>	\$720.15
<b>Year Built</b>	1998

### Local Schools

Rototuna Primary School  
 Hukanui School  
 Rototuna Junior High School

### Local Conveniences

Tauhara Park  
 Callum Brae Golf & Cafe  
 Thomas Road shops & cafes  
 Main arterial routes  
 Chartwell Shopping Mall

---

### Chattels

Gas Cooktop	Light Fittings	Ventilation System (not connected)	Auto Garage Door
Wall Oven	Fixed Floor Coverings	Heated Towel Rail x 1	Burglar Alarm (as is)
Rangehood	Curtains & Drapes	Washing Machine Taps	Garden Shed
Dish Drawer	Smoke Detectors x 2	Clothesline	
Waste Disposal	Fireplace		

---



## Rental Appraisal —

## 2 Dingwall Court Rototuna

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

I have assessed this property on the 5th March 2025 and advise that the expected weekly rental return would be approximately.

# \$680–\$700

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)





## Meet The Team —



# Heather Whyte

027 239 2751 [heather.whyte@lugtons.co.nz](mailto:heather.whyte@lugtons.co.nz)

Award winning agent Heather has a passion for matching people with property they fall in love with. "I take the time to really listen and understand your wish-list so we can find your perfect home". This genuine enthusiasm, combined with her excellent sales and management background, has seen Heather rocket to Double Diamond achiever and Sales Manager in just a few short years.

Heather doesn't stop at simply listing your property. She offers excellent advice around the presentation of your home and has a solid network of contractors to ensure you are working together to achieve the best possible price. Her experienced eye for renovation also helps people to imagine a property's potential when on the home hunt.



# Terry Ryan

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.

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.



## Kirn Parmar

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.



## Blake Agnew

021 195 0238 [blake.agnew@lugtons.co.nz](mailto:blake.agnew@lugtons.co.nz)

Born and raised in Hamilton, Blake has a deep connection to the city and an extensive network of contacts, making him the ideal agent for buyers and sellers in the area. He is passionate about the property market and with six years of experience in the building industry he has a good understanding of the local market. His first-hand experience of personally building and selling multiple homes, gives him unique insight into the processes and challenges that homeowners and buyers face.



## Brooklyn Hayde

021 283 8222 [brooklyn.hayde@lugtons.co.nz](mailto:brooklyn.hayde@lugtons.co.nz)

Brooklyn is driven by a passion for precision and a steadfast commitment to unbiased service. She understands that purchasing a home is a monumental decision, and she approaches each transaction with the dedication it deserves. Listening attentively to her clients' needs, preferences, and concerns, she ensures that every step of the process is meticulously tailored to meet their unique requirements.



Photos and floor plan are the property of Lugtons Real Estate and are not to be used without prior consent.  
Licensed under the Real Estate Agents Act 2008.

[www.lugtons.co.nz](http://www.lugtons.co.nz) | XR21623