Home Sweet Home

2 Dingwall Court Rototuna





Heather Whyte
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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!















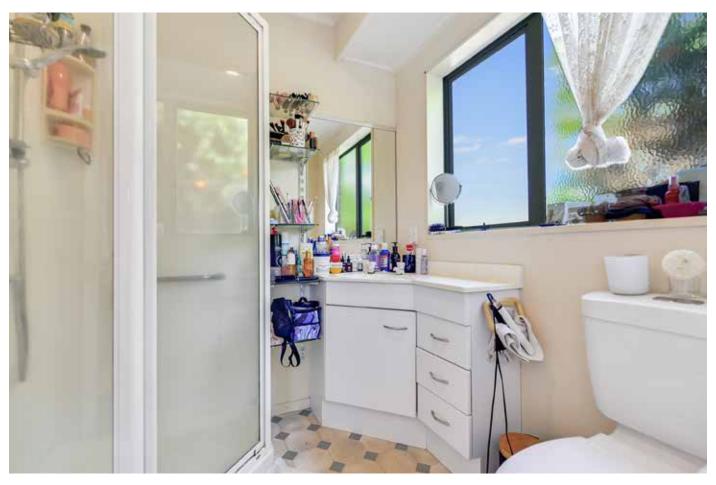
































Additional Information —

Legal Description		Local Schools	Local Conveniences
Legal Lot	169	Rototuna Primary School	Tauhara Park
Legal DP	DP 81457	Hukanui School	Callum Brae Golf & Cafe
Record of Title	SA63D/830	Rototuna Junior High School	Thomas Road shops & cafes
Land Area	643m ²		Main arterial routes
HCC Rates	\$3906.58		Chartwell Shopping Mall
WRC Rates	\$720.15		
Year Built	1998		

Chattels

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







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

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Management
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Two agents, one mission: to exceed your expectations in selling or buying property, we go the extra mile, earning your trust time and again.





Meet The Team —



Heather Whyte

027 239 2751 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

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

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

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

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.

