

Smart & Affordable Townhouse

40A Windsor Road
Maeroa



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T&H

 **Lugtons**



About the Property

2 BED | 1 LIVING | 1 BATH | 1 CAR

40A Windsor Road
Maeroa

Discover this tidy, modern, free-standing brick townhouse offering space, comfort, and practicality. Ideally situated in a quiet cul-de-sac, this home is perfect for professionals, retirees or investors seeking a well-maintained, affordable property close to the heart of the city.

This townhouse features an office plus two large, well-lit bedrooms that provide plenty of space and comfort. The spacious kitchen includes a walk-in pantry for ample storage, and the fridge is included, making the move even more convenient.

Convenience continues with an easy-care section plus internal access garaging, complete with a new garage door and opener for added ease. The home is freshly updated with new carpet throughout, while double glazing ensures year-round comfort and noise reduction.

Tucked away in a quiet cul-de-sac, this property offers peace and privacy, yet remains centrally located, just minutes from the city centre and close to northern amenities - ideal for those seeking both convenience and tranquillity. With affordable pricing, this move-in-ready home is a fantastic opportunity to own a modern, comfortable property.

Contact us today for more information or to arrange a viewing.











Virtually Staged







Legal Description

FIRSTLY, an Estate in Freehold as to a 1/2 share of 974m² more or less, being Lot 80 DP12543 contained in CT 550458.

SECONDLY, an Estate in Leasehold created by Lease L8773269.3 for a term of 999 years from 04.05.2011 described as Area 1 DP441786, contained in CT SA550458

Chattels

- Ceramic Cooktop
- Underbench Oven
- Rangehood
- Dishwasher
- Fixed Floor Coverings
- Light Fittings
- Curtains & Drapes
- Smoke Detector
- Heat Pump x 1
- Bathroom Extractor Fan
- Bathroom Mirror
- Washing Machine Taps
- Auto Garage Door & Remotes x 2
- Garden Shed

- Note: All Chattels are AS IS



Local Schools

- Forest Lake School
- St Peter Chanel Catholic School
- Maeroa Intermediate
- Hamilton Junior High School
- Fraser High School

Local Conveniences

- Waterworld
- Beerescourt Tennis Club
- FMG Stadium Waikato
- Hamilton City Netball Centre
- Minogue Park
- Lake Rotokaeo Playground and Reserve
- Easy access to arterial routes

Rental Appraisal

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I have assessed this property on the 10th October 2024 and advise that the expected weekly rental return would be approximately.

\$550 - \$580

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.



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Terry Ryan



Sales Consultant

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."

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

"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

"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.



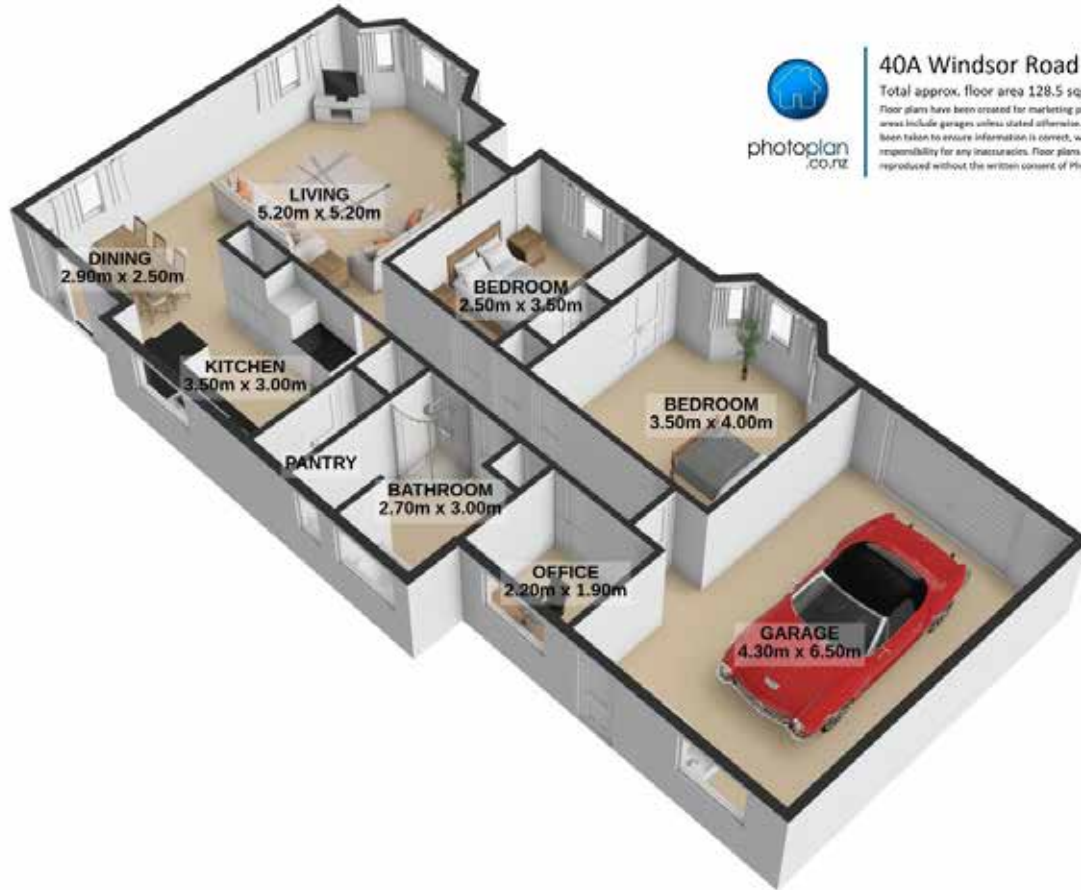
Brooklyn Hayde

Sales Consultant

021 283 8222 | brooklyn.hayde@lugtons.co.nz

"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.



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40A Windsor Road

Total approx. floor area 128.5 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.



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