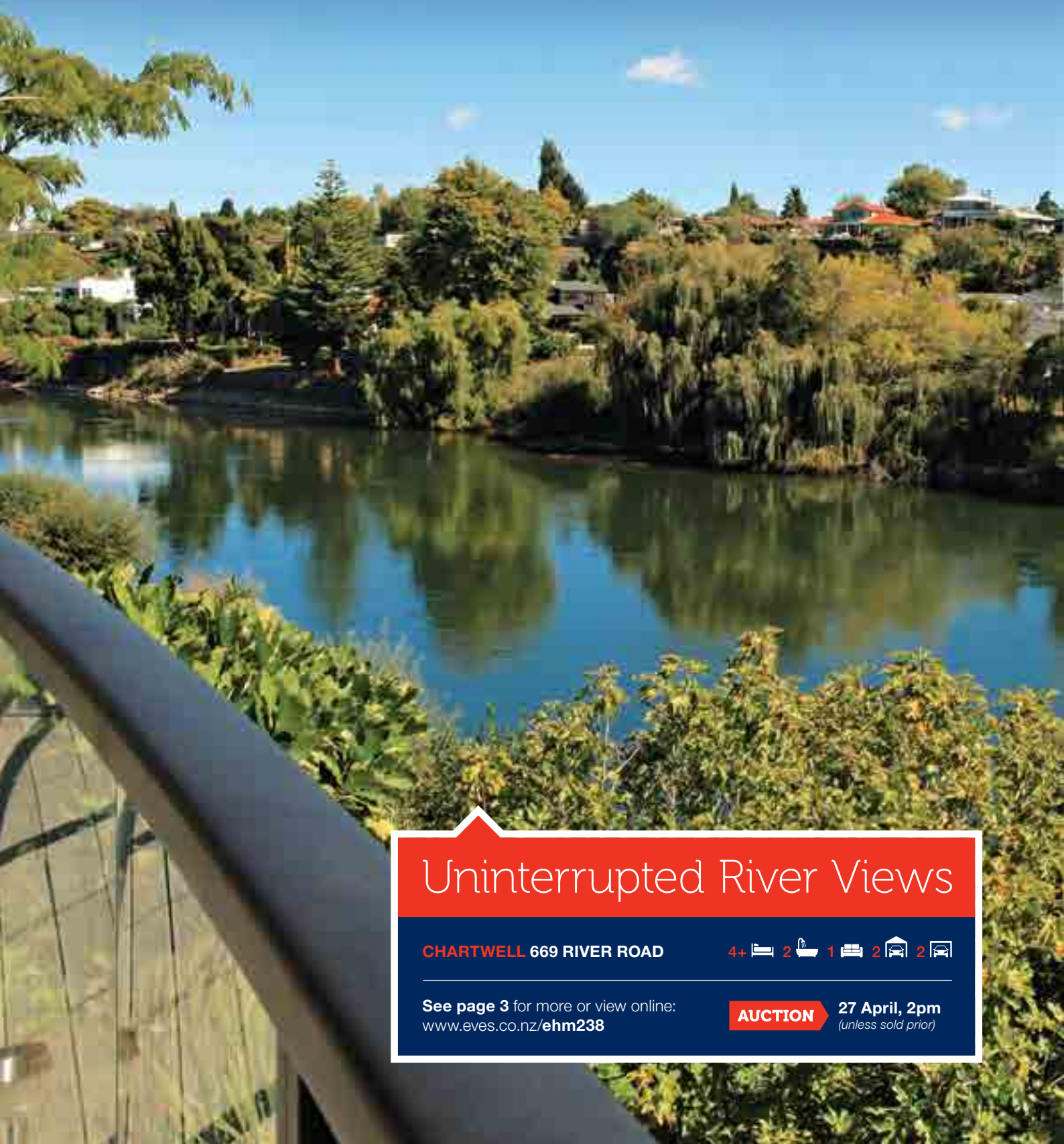


# property

Autumn Issue ▶ 2014

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## Uninterrupted River Views

**CHARTWELL 669 RIVER ROAD**

4+  2  1  2  2 

See page 3 for more or view online:  
[www.eves.co.nz/ehm238](http://www.eves.co.nz/ehm238)

**AUCTION**

**27 April, 2pm**  
*(unless sold prior)*



## Autumn greetings to you all

The Hamilton property market is busy. Enquiry and activity levels are up, and days on market to achieve that SOLD sign are reducing. Buyer interest continues to grow, especially from Auckland folk. There is excellent value for money and lifestyle opportunities in Hamilton and surrounding areas. These options and accessibility to world class sporting, educational and recreational amenities can easily be taken for granted by Hamilton residents, but are now recognised nationally and internationally. This is a region which is really going places and more and more people are becoming aware! No wonder that increasing numbers of people want to become home owners and residents here.

The new Avantidrome, the horse racing thoroughbred industry, Olympic rowing prowess, long established dairy farming sector and world class education opportunities and ready access to beaches are all part of an amazing Hamilton region attraction.

EVES Real Estate is proud to have quickly become established "At Home In Hamilton" through 2013, offering a new, refreshing and very effective option to property buyers and sellers, as well as residential landlords and tenants.

On behalf of our EVES Hamilton teams I thank the many, many clients we have assisted with their property needs over the past year and we look forward to continuing to provide just the best real estate experience every time.

Take a look through the properties on offer in this publication and don't hesitate to contact any of our EVES team members at our Mill Street or Rototuna offices.

Best regards,

Ross Stanway, Chief Executive Officer



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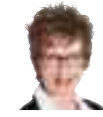
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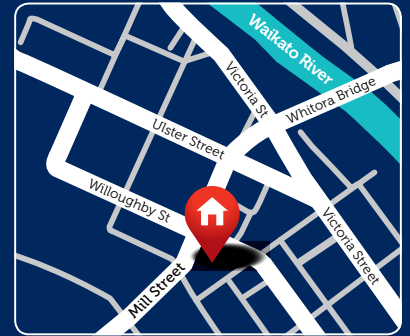


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## Get in touch

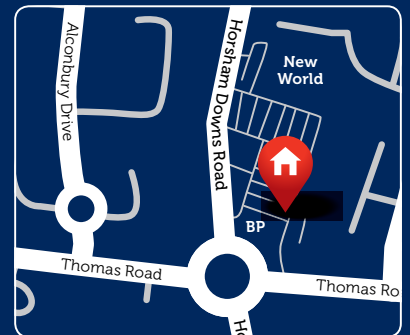
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HAMILTON



## Uninterrupted River Views

**CHARTWELL 669 RIVER ROAD**

4+ 2 1 2 2

Indulge in your surroundings, 1051sqm section with Waikato River at your doorstep. Designed for entertaining, there is great emphasis on lifestyle. Separate lounge leads to a covered outdoor area with the kitchen, dining flowing to the large deck and amazing views! A prestigious location, you're surrounded by million dollar homes with opportunity to add your touch.

A choice of shops including Queenwood Village and Westfield Plaza. Nearby schools include Waikato Diocesan and Woodstock. Swarbrick Landing is handy with river pathways allowing for lovely walks to the CBD. Easy access to Waikato expressway makes commuting north a breeze. Owners have purchased, instructions are to sell on auction day.

**AUCTION** 27 April, 2pm *(unless sold prior)*  
Onsite

**VIEW** By appointment only  
**WEB** [www.eves.co.nz/ehm238](http://www.eves.co.nz/ehm238)



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## Extend, Modernise, Enjoy

**DINSDALE 98 ELLICOTT ROAD**

3 1 1 1 1

A fantastic sized home in original condition offering huge potential to modernise if you choose – the starting point is here. It is well positioned on a 1112sqm landscaped section and offers a large basement, huge storage, separate dining, plenty of cupboard space in the kitchen and a heat pump for those up - coming cooler nights.

With the great section there are options to explore – extend, subdivide or add an ancillary unit could be some? You are zoned for Aberdeen Primary, handy to shops, parks and main city transport and there is easy access to surrounding suburbs. They don't build them like this 1950's beauty – call Sue today this is definitely worth viewing.

**PRICE** **\$355,000**

**VIEW** By appointment only  
**WEB** [www.eves.co.nz/ehm230](http://www.eves.co.nz/ehm230)



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HAMILTON



## Calling All Families

**FIZTROY 65 FITZROY AVENUE**

3 1 2 1

One warm spacious family home full of beautiful memories is looking for that special family to create the next generation of unforgettable moments. The home has oodles of room, two large living spaces to create another bedroom, a man cave or a teenage hangout plus three generous sized rooms and an office. Two flat screen televisions are included with the home as

are the entertainment cabinets. The private front garden beckons with the sun streaming down and the rear offers room for cricket or a trampoline and the fully fenced property has plenty of room for two or four legged friends. Call Michele to be part of something special.

**PRICE** \$360,000

**VIEW** By appointment only  
**WEB** [www.eves.co.nz/ehr101](http://www.eves.co.nz/ehr101)



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## Great Investment Location

**HAMILTON EAST 14/46 PEACHGROVE ROAD**

2 1 1 1

Looking to be close to the CBD or are you an investor looking to add value to your portfolio? If you meet either criteria then now is your chance to snap up a very tidy investment. This unit can be found in the Grove development which was built just five years ago, being one of 46 units that are all kept immaculately by the property management company who have their office

onsite. Hamilton Boys High is on the opposite side of the road and you are in the right end of town to rent to blue collar professionals from the hospital, university and high school. The unit itself is 79sqm, comes fully furnished and at present is producing a gross return of \$410 p/w. The finish is neat, tidy and offers plenty of space with internal garage access.

**PRICE** **\$299,900**

**VIEW** By appointment only  
**WEB** [www.eves.co.nz/ehm212](http://www.eves.co.nz/ehm212)



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HAMILTON



## The Funky Fox

**HAMILTON EAST 118A FOX STREET**

2 1 1 1

Come and help me. I am standing here waiting for a new owner to give me some loving. I am 90sqm on a cross lease section. I am sitting straight opposite Galloway Park sports field, a fabulous space for kids to run around or play sport. I have security doors and windows for added safety in addition to keeping bugs out. You will like the added character my timber

beams bring. I have a heat pump and two electric wall heaters to keep you warm and cosy when need be. I also have a modern shower for you to enjoy. Outside I have a steel garden shed for extra storage and rear access into the third room. This could be used as an office, rumpus room or an extra bedroom. I have a sheltered patio area for you sit and relax. Call Russell now.

**PRICE** \$274,900

**VIEW** By appointment only  
**WEB** [www.eves.co.nz/ehm227](http://www.eves.co.nz/ehm227)



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## What You're Looking For

**DINSDALE 49A ABERFOYLE STREET**

3 1 1 2

Spacious three double bedroom home which features an open plan living area with heat pump, tidy carpet and new drapes throughout and great indoor/outdoor flow to the new deck, which can also be accessed via the master bedroom, all

on a fully fenced back section. Kitchen has a new electric range and floor coverings. Double attached garage and ample parking. Two minute walk to schools and bus stop. New registered valuation reflects refurbish.

**PRICE** BY NEGOTIATION

**VIEW** By appointment only  
**WEB** [www.eves.co.nz/ehm235](http://www.eves.co.nz/ehm235)



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## Ready & Waiting

**DINSDALE 88 RANUI STREET**

4 2 1 2

Seldom available, is a property with this content to the market. Sun drenched with four bedrooms, en-suite, large living areas and great indoor/outdoor flow, there is plenty of room for the large family.

Walk through the ranch slider onto an expansive deck and relax in the spa pool overlooking a well planted gully. The kids will love the swimming pool in the summer. Situated in the popular Aberdeen school zone. Seriously for sale.

**PRICE** BY NEGOTIATION

**VIEW** By appointment only  
**WEB** [www.eves.co.nz/ehm231](http://www.eves.co.nz/ehm231)



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## Immaculate & So Handy

**DINSDALE**

3 1 1 1

Sporting a modern kitchen there is good space here with open plan living leading to well appointed deck. A separate laundry and private fully fenced paved area adds to the appeal. Ideal home for anyone requiring easy care living with

amenities close by and a bus stop outside. With easy access to Dinsdale shops, Waikato Hospital, Hamilton Lake, central city and surrounding suburbs the location is ideal.

**PRICE** \$299,000

**VIEW** By appointment only  
**WEB** [www.eves.co.nz/ehm223](http://www.eves.co.nz/ehm223)



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## Thrill Of The Trifector

**FLAGSTAFF 20 MUNRO PLACE**

4 2 2 2

Price, position and potential. This multi level executive home in a desirable location with four bedrooms and an office, offers great family living and entertaining. The excellent indoor/outdoor flow allows room to cater for family and friends

aplenty. Each bedroom is spacious and the various levels make the home interesting. The large kitchen is at the heart of the house with the laundry designed for excellent work flow and spaciousness.

**PRICE** \$615,000

**VIEW** By appointment only  
**WEB** [www.eves.co.nz/ehr002](http://www.eves.co.nz/ehr002)



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Unit outlined



## Reap The Rewards

**FRANKTON 7/4 MOANA STREET**

1 1 1

Equipped with a tenant paying \$190 p/w, this one bedroom unit is close to the central city and has great views over the surrounding buildings towards Waikato Stadium and Seddon Park. A spacious lounge and a bedroom that is

equipped with a large partition rather than a door to give the unit extra space. Within walking distance of the central city, cafes, schools and Wintec this opportunity is not to be missed.

**PRICE** \$139,000

**VIEW** By appointment only  
**WEB** [www.eves.co.nz/ehm237](http://www.eves.co.nz/ehm237)



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## When Size Matters

**NAWTON 8 VERNALL STREET**

3 1 2 3

Situated close to Wintec, The Base and the Waikato expressway is this solid split stone home. Either four bedrooms or three bedrooms/ one living you will be impressed by the size of the rooms.

Looking for a little TLC, this property would make a great first home with its fully fenced front yard. Triple garaging tops it all off. Has been rented for \$350 p/w.

**PRICE** \$279,000

**VIEW** By appointment only  
**WEB** [www.eves.co.nz/ehm233](http://www.eves.co.nz/ehm233)



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## St Tropez Or Tupe Lane

**ROTOTUNA 9 TUPE LANE**

3 2 1 1

Friday night - wine and the spa pool with the girls, Saturday afternoon - children's pool party, Monday morning - the gym is calling. Novotel? No, The Sanctuary in Thomas Road! Come view this modern, family friendly three

bedroom home in a quiet, safe environment where the kids can walk or ride their bike to school and play safely. All the amenities are included plus the man cave with pool table and movie projector.

**PRICE** \$360,000

**VIEW** By appointment only  
**WEB** [www.eves.co.nz/ehr008](http://www.eves.co.nz/ehr008)



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## Zoned For Action - 4559sqm

**WHITIORA 149-157 ULSTER STREET**

Calling all developers, investors, land bankers, all with an eye to the future in this blue chip location along Hamilton's motel mile. Selling as one complete package. Call Garry Pollard for a comprehensive information pack.

- 847sqm with 3 x 2 bedroom units
- 1183sqm vacant land
- 2529sqm, ex-motel, 12 incomes
- \$145,000 (approximate) yearly income

**TENDER** Closes 26 May, 3pm  
25 Mill Street, Hamilton

**VIEW** By appointment only  
**WEB** [www.eves.co.nz/ehm234](http://www.eves.co.nz/ehm234)



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## Wake Up To The Park

**CHARTWELL 767 RIVER ROAD**

4 2 2 1

House, park, view and the good old kiwi quarter acre - the perfect combination. This beautifully presented brick/tile elegant home with touches of yesteryear needs a family to call its own. Separate dining and lounge areas offer gorgeous views over the park and to the river. The three large upstairs bedrooms are warm and inviting as the sun streams through the windows. Beautiful wooden floors throughout add depth and character.



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**PRICE** \$695,000

**WEB** [www.eves.co.nz/ehr009](http://www.eves.co.nz/ehr009)  
**VIEW** By appointment only



## Walk To Westfield

**CHARTWELL 118A COMRIES ROAD**

3 1 1 1

Get on the property ladder or retire in this great two bedroom unit with excellent space indoors and out and in a lovely established location. This front facing unit with open plan living, large wet area bathroom plus a separate garage, has all day sun in the kitchen, lounge and the courtyard. Currently tenanted at \$300 p/w with tenant keen to stay.



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**PRICE** \$285,000

**WEB** [www.eves.co.nz/ehm215](http://www.eves.co.nz/ehm215)  
**VIEW** By appointment only



## When Location Counts

**CHARTWELL 18 CHEQUERS AVENUE**

3 1 1 2

Chequers Ave is afforded by established family homes. Recently redecorated kitchen, lounge and dining there is plenty of room for a large family. The lounge leads nicely to a balcony which overlooks a tree lined section. Spend the summer evenings around the built in pizza oven while the children play in the fully fenced yard. The extra-large double garage is carpeted, fully lined with three phase power. Handy to Westfield Plaza and Queenwood.



**Sue Hall**

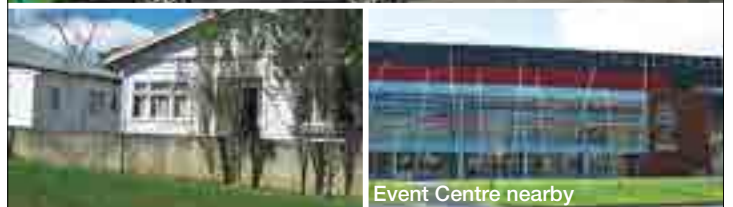
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**Neil Ransfield**

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**B** 07 834 7033

**PRICE** SOLD

**WEB** [www.eves.co.nz](http://www.eves.co.nz)  
**VIEW** By appointment only



## Investors Or Speculators

**CLAUDELANDS 789-791 HEAPHY TERRACE**

6 2 2

If you're looking for a healthy return on your investment look no further. Two houses on one title yielding an annual return of \$26,520 make this an opportunity with real potential. The location is outstanding in that it is directly adjacent to Claudelands Event Centre and yet convenient for the CBD. Opportunities presenting this much value rarely appear in such good locations. Do you have the vision?



**Russell Thomas**

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**PRICE** BY NEGOTIATION

**WEB** [www.eves.co.nz/ehm129](http://www.eves.co.nz/ehm129)  
**VIEW** By appointment only



### When Two Worlds Meet

**CLAUDELANDS 6 GEORGE STREET** 3 2 1 1

This is the result. 1930's villa style home that enjoys modern facilities as well as beautiful period features - lovely wooden floor boards, inbuilt furniture and lead light windows. Fantastic space throughout with separate lounge and spacious kitchen. Gas facilities including hot water. Positioned on a 587sqm section the setting is serene yet handy to central city, sporting venues and river walks. HBHS and HGHS zoned.

**Sue Hall**  
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**PRICE** **SOLD**  
**WEB** www.eves.co.nz  
**VIEW** By appointment only



### Development Opportunity

**DEANWELL 35 DEANWELL AVE & 2 ROSALIND ST** 3 1 1 1

A corner site of 1427sqm, zoned Suburban Centre creates a chance of developing for further income or resale potential. With a current secure lease in place, there is the possibility of being able to build up to nine units here. Established area very handy to Waikato Hospital, Hamilton Lake and central city, make this appealing for future occupancy. Attached three bedroom accommodation.

**Sue Hall**  
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**PRICE** **BY NEGOTIATION**  
**WEB** www.eves.co.nz/ehm188  
**VIEW** By appointment only



### Choices Galore

**DINSDALE 9A ROTHWELL STREET** 4 2 2 1 1

This family home is setup with three bedrooms, living, kitchen and bathroom at one end. On the other side of the garage is the fourth bedroom with its own living, kitchen and bathroom. It has access to the main house through the garage and also a separate external entrance. The ample back yard is abundant with established fruit trees and is a hop skip and jump to the local schools, shops and amenities.

**Michele Rees-Williams**  
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**PRICE** **\$385,000**  
**WEB** www.eves.co.nz/ehr007  
**VIEW** By appointment only



### Urgency To Sell

**DINSDALE 199 NEWCASTLE ROAD** 4 2 1 2

With a CV of \$360,000 this is such a substantial home. Well laid out to accommodate many living situations. A modern kitchen, large living areas including separate dining with views off the balcony, there is also a huge double basement garage. Well positioned on an established section, zoned for Aberdeen school and handy to shops. Rental estimate of up to \$410 p/w.

**Sue Hall**  
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**PRICE** **\$379,000**  
**WEB** www.eves.co.nz/ehm200  
**VIEW** By appointment only

HAMILTON



### Hidden Gem

**DINSDALE 11 EDITH PLACE**

3 1 1 2

A family home with great potential. Located at the end of a quiet cul-de-sac, this rear site has beautifully kept gardens with access to Bremworth Park. Set on 941sqm, this will be the perfect property for your family to grow up! A natural flow takes you through to the kitchen and into the living area and the covered patio area offers room for outdoor entertaining. Add your own touch to the property with an interior that is ready for a freshen up.

**Russell Thomas**  
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 **Mitchell Metcalfe**  
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**PRICE** **SOLD**  
**WEB** [www.eves.co.nz](http://www.eves.co.nz)  
**VIEW** By appointment only



### Home & Income

**DINSDALE 4 STIRLING PLACE**

5 2 2 2

Aberdeen school zone. Take in the amazing views from this huge 330sqm home built on three levels. Uniquely designed featuring traditional timber interior and exposed beams, four bedrooms, spacious living areas and two bathrooms. There is a double basement garage/workshop plus a fully self contained unit for extra income or extended family all this on a 901sqm section situated in a sought after cul-de-sac location.

**Susan Whitelaw**  
M 027 494 5771  
B 07 834 7039  
 **Katherine Dryden**  
M 021 0277 1004  
B 07 834 7168

**PRICE** **SOLD**  
**WEB** [www.eves.co.nz](http://www.eves.co.nz)  
**VIEW** By appointment only



### Why Pay Rent?

**ENDERLEY 1 BYRON ROAD**

3 1 1

From as little as \$240 p/w (subject to lending criteria) you could be paying off your own mortgage so why pay rent? This home is well positioned on a fenced section in an established area and sits perfect for the sun. There is great space throughout with three bedrooms and good sized living. Move in and add your touch to make it yours. Plenty of room for the kids to play outside.

**Sue Hall**  
M 021 745 465  
B 07 839 4787  
E [sue.hall@eves.co.nz](mailto:sue.hall@eves.co.nz)  
Web [suehall.eves.co.nz](http://suehall.eves.co.nz)

**PRICE** **\$183,000**  
**WEB** [www.eves.co.nz/ehm201](http://www.eves.co.nz/ehm201)  
**VIEW** By appointment only



### Woodstock Zoned

**FAIRFIELD 5 LE QUESNE PLACE**

2 1 1 2

Here's your opportunity to get into the popular Woodstock School zone. Solid weatherboard home with updated kitchen, bathroom and spacious living. A new double garage on a compact, fenced section which is situated in a quiet cul-de-sac completes this property. Handy to river walks, Westfield Chartwell and parks. This home would suit a first home buyer or keep the great tenant and rent it out.

**Neil Ransfield**  
M 027 586 8439  
B 07 834 7033  
E [neil.ransfield@eves.co.nz](mailto:neil.ransfield@eves.co.nz)  
Web [neilransfield.eves.co.nz](http://neilransfield.eves.co.nz)

**PRICE** **\$299,000**  
**WEB** [www.eves.co.nz/ehm205](http://www.eves.co.nz/ehm205)  
**VIEW** By appointment only



### Terrific Investment

**FAIRFIELD 4A HOCKIN PLACE** 3 1 1 1

Tidy three bedroom family home on a fully fenced section. House is alarmed, has an HRV and is insulated. This property is close to local schools, the central city, churches and shops in a well-established, safe neighbourhood. Ideal for first home buyers with little maintenance required or investors wishing to obtain an excellent return for minimal outlay.

**Michele Rees-Williams**  
M 027 322 2243  
B 07 834 9572  
E michele.reeswilliams@eves.co.nz  
Web michelereeswilliams.eves.co.nz

**PRICE** \$205,000  
**WEB** www.eves.co.nz/ehr006  
**VIEW** By appointment only



### Our Little Secret

**FAIRFIELD 54 BANBURY CRESCENT** 3 1 1 1

Within walking distance of the CBD, this little oasis dates from the 1950's. On a fully fenced section of 1123sqm, the house oozes character and potential. 130sqm and open plan, the kitchen leads through to the dining and living area. The master bedroom has the benefit of a nook which has been used previously as a nursery and study. When the sun shines take advantage of the private deck that leads out from the dining area to the lawn.

**Russell Thomas**  
M 020 4004 0360  
B 07 834 7164  
E russell.thomas@eves.co.nz  
Web russellthomas.eves.co.nz

**PRICE** SOLD  
**WEB** www.eves.co.nz  
**VIEW** By appointment only



### High Quality In Highview

**FLAGSTAFF 5 HIGHVIEW COURT** 4 2 2 2

From the moment you enter you can identify with the quality used throughout. The kitchen is the hub of the home with a large scullery, five hob gas cooking and stunning bench tops. Two separate living areas allow for easy entertaining and there is access to a private courtyard and rear section to enjoy the outdoors. You have a choice of Te Totara, Horsham Downs or Te Rapa schools.

**Sue Hall**  
M 021 745 465  
B 07 839 4787  
E sue.hall@eves.co.nz  
Web suehall.eves.co.nz

**PRICE** \$559,000  
**WEB** www.eves.co.nz/ehm221  
**VIEW** By appointment only



### Frankton Cow

**FRANKTON 10 LYON STREET** 3 1 1

Yes a potential cash cow. This old beauty is indicative of houses of the era in the location. Of solid materials this home is waiting for its native timbers to be restored or just leave it locked up and rented out as it is. Buy this one on its own or with the one next door and really reap the potential rewards. Sited side by side these sections offer a combined 1230sqm of residential high zoned land.

**Neil Ransfield**  
M 027 586 8439  
B 07 834 7033  
E neil.ransfield@eves.co.nz  
Web neilransfield.eves.co.nz

**PRICE** BY NEGOTIATION  
**WEB** www.eves.co.nz/ehm197  
**VIEW** By appointment only

HAMILTON



## Help Me With A Makeover

**FRANKTON 12 LYON STREET**

3 1 1

I'm due for a do up but I'm also sitting on a potential gold mine. Having been around for a long time, I am full of character, nice timber and plenty of space. Being in the heart of Frankton I am handy to town, good schooling and Lake Rotoroa. The land that I am on is zoned residential high and therefore can be developed into townhouse sites. My sister next door is for sale too which could make a great development opportunity.



**Neil Ransfield**  
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E [neil.ransfield@eves.co.nz](mailto:neil.ransfield@eves.co.nz)  
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**PRICE** BY NEGOTIATION

**WEB** [www.eves.co.nz/ehm198](http://www.eves.co.nz/ehm198)  
**VIEW** By appointment only



## A Lot For So Little

**FRANKTON 17A IRVINE STREET**

3 1 1

Perfect entry level buying or add this to your investment portfolio. This fibre cement home with aluminium joinery is easy care and low maintenance plus offers the bonus of being fully fenced with garaging and an additional room. Close to both Dinsdale and Frankton shopping centres, schooling and public transport. Overseas owners instructions are clear, this is priced for action. Contact Sue Hall today.



**Sue Hall**  
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E [sue.hall@eves.co.nz](mailto:sue.hall@eves.co.nz)  
Web [suehall.eves.co.nz](http://suehall.eves.co.nz)

**PRICE** \$249,000

**WEB** [www.eves.co.nz/ehm103](http://www.eves.co.nz/ehm103)  
**VIEW** By appointment only



## Established Rental History

**FRANKTON 202A KILLARNEY ROAD**

3 1 1

With a previous rent history of \$290 p/w this property shows a good rental opportunity or an ideal entry level into owning your own piece of real estate. Well situated on a 400sqm fenced section with carport there is good space indoors and out. Separate lounge and gas hot water is a bonus. Handy to shops, schools, parks and easy access to Waikato Hospital and central city.



**Sue Hall**  
M 021 745 465  
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E [sue.hall@eves.co.nz](mailto:sue.hall@eves.co.nz)  
Web [suehall.eves.co.nz](http://suehall.eves.co.nz)

**PRICE** \$245,000

**WEB** [www.eves.co.nz/ehm218](http://www.eves.co.nz/ehm218)  
**VIEW** By appointment only



## Check Out The Returns

**FRANKTON 5 SMITH STREET**

3 1 1

Well maintained hardiplank home is an excellent opportunity to expand or start your rental portfolio. Current tenants haven't missed a beat paying their weekly rent of \$285. Open plan living, DVS system and alarm plus tasteful decor on a road frontage section. Located only minutes to the Dinsdale shopping complex. Capital Value of \$240,000.



**Sue Hall**  
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**PRICE** \$219,000

**WEB** [www.eves.co.nz/ehm165](http://www.eves.co.nz/ehm165)  
**VIEW** By appointment only





### The Door Is Open

**GLENVIEW 17 TE ANAU PLACE** 3 1 1 1

The door is in fact not shut on first home buyers despite what the media is saying. There are multiple options for those who don't have a 20% deposit including the 'Welcome Home Loan' scheme, non-bank mortgage lenders who aren't captured by the Reserve Bank 'Loan to Value Ratio restrictions' and the banks themselves. With the help of a good mortgage broker this could be your first home with a 10% or possibly even a 5% deposit.

**Neil Ransfield**  
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**PRICE** BY NEGOTIATION  
**WEB** www.eves.co.nz/ehm214  
**VIEW** By appointment only



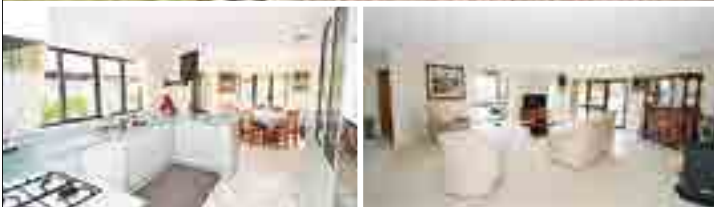
### Vendor Says Sell

**GLENVIEW 32 PELORUS STREET** 3 1 1 2

Built in brick this tidy three bedroom home with basement workshop and secure undercover parking for two-three cars is situated in one of Glenview's sought after locations. Surrounded by good homes in an established neighbourhood. It's 1012sqm section is fully fenced, great for the kids and the pets. Extremely handy to Glenview Mall and other amenities including good schools and Waikato Hospital.

**Susan Whitelaw**  
M 027 494 5771  
B 07 834 7039  
E susan.whitelaw@eves.co.nz  
Web susanwhitelaw.eves.co.nz

**PRICE** SOLD  
**WEB** www.eves.co.nz  
**VIEW** By appointment only



### Worth The Wait Out West

**GRANDVIEW 80 AYRSHIRE DRIVE** 3 2 1 2

Located in an established area and surrounded by quality homes. Huge open plan living space is complimented by separate dining that leads to a covered outdoor area. The kitchen offers quality appliances. In addition to this is a well laid out office nook area. Features include double glazing, gas facilities, HRV system and a spa bath. Positioned on a 715sqm section with excellent off street parking and garage.

**Sue Hall**  
M 021 745 465  
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E sue.hall@eves.co.nz  
Web suehall.eves.co.nz

**PRICE** \$449,000  
**WEB** www.eves.co.nz/ehm229  
**VIEW** By appointment only



### Ultimate Family Home

**GRANDVIEW 6 GLENBURN PLACE** 4 2 1 2

If you're looking for a fantastic family home, looking to upgrade or even an investment, this ticks all of the boxes. Lovely four bedroom home with great views and huge living spaces leading to deck area. Updated kitchen offers plenty of storage and there is an internal access basement garage. Well positioned on 600sqm. Currently tenanted at \$400 per week. Handy to shops, schools and main city bus route.

**Sue Hall**  
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E sue.hall@eves.co.nz  
Web suehall.eves.co.nz

**PRICE** SOLD  
**WEB** www.eves.co.nz  
**VIEW** By appointment only

HAMILTON



### Location & Yield!

**HAMILTON EAST 13A GREENSBORO STREET**

Weekly rent of \$550 and fixed term tenancy in place. Walking distance to the uni, shops and public transport this is a popular letting and resale location. Five bedrooms, three bathrooms over three floors so students have space to study. While on the second floor there is a living/dining area and kitchen leading to a balcony through ranch slider doors. Storage and laundry in the garage with parking for two cars. Approximately six years old.

**Russell Thomas**  
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**E** russell.thomas@eves.co.nz  
**Web** russellthomas.eves.co.nz

**PRICE** \$424,000

**WEB** [www.eves.co.nz/ehm187](http://www.eves.co.nz/ehm187)  
**VIEW** By appointment only



### Fantastic Find

**HAMILTON EAST 7 GRAHAM STREET**

This home has personality. Well positioned on a fenced 536sqm section. 1940's duplex, modern kitchen, spacious living leading to lovely deck. Handy to river walks, cafes, shops including Hamilton East and central city plus you are zoned for Hamilton Boys and Girls High School's. Easy access to Waikato University and Waikato Hospital adds to the appeal even more.

**Sue Hall**  
**M** 021 745 465  
**B** 07 839 4787  
**E** sue.hall@eves.co.nz  
**Web** suehall.eves.co.nz

**PRICE** \$279,000

**WEB** [www.eves.co.nz/ehm224](http://www.eves.co.nz/ehm224)  
**VIEW** By appointment only



### Your Next Investment

**HAMILTON EAST 82E CLYDE STREET**

These 2 x 2 bedroom units are soon due for completion. Located handy to the Grey Street shopping centre, easy access to the CBD and Waikato University. Open plan living, breakfast bar, dishwasher, decking, each unit has two bathrooms and two toilets. Rental assessment of \$280/\$300 p/w each makes these a desirable investment. Buy one or buy both. Make an appointment to view by calling Garry or Russell today.

**Russell Thomas**  
**M** 020 4004 0360  
**B** 07 834 7164  
**Garry Pollard**  
**M** 027 477 3151  
**E** garry.pollard@eves.co.nz

**PRICE** \$259,000

**WEB** [www.eves.co.nz/ehm174](http://www.eves.co.nz/ehm174)  
**VIEW** By appointment only



### No Improvements Necessary

**HAMILTON EAST 192 FOX STREET**

Are you looking for a low maintenance property? If so then this is the one for you. This 1950's three bedroom home has been recently renovated up to a high standard. Complete with a galley kitchen with all the mod cons including dishwasher, gas hob and hot water, and there is no need to worry about being cold in the winter with the gas heating there to keep you cosy and warm.

**Mitchell Metcalfe**  
**M** 027 964 8192  
**B** 07 834 7162  
**E** mitchell.metcalfe@eves.co.nz  
**Web** mitchellmetcalfe.eves.co.nz

**PRICE** SOLD

**WEB** [www.eves.co.nz](http://www.eves.co.nz)  
**VIEW** By appointment only



### Consider The Options

**HAMILTON EAST 29A & B BEALE STREET** 4 2 2

Two houses for the price of one. Live in one - income from the other? Both currently tenanted, with a 7.9% gross return means definite value here. Zoned for Hamilton Boys and Hamilton Girls High School and easy access to Waikato University and Wintec. Hamilton East, Claudelands and central city are also handy along with river walks nearby. Do your sums this is an excellent home that offers opportunity in an amazing location.

**Sue Hall**  
M 021 745 465  
B 07 839 4787  
E sue.hall@eves.co.nz  
Web suehall.eves.co.nz

**PRICE** **SOLD**  
**WEB** www.eves.co.nz  
**VIEW** By appointment only



### Timing Is Right - Act Now

**HAMILTON EAST 142 OLD FARM ROAD** 4 2 2

This is the first time these units have come to the market for forty years and these 2 x 2 bedroom splitstone units have certainly stood the test of time with the current landlord. Outside the grounds have been beautifully cared for and the upkeep of the entire property had been quite exceptional. The units are unique in that they offer separate entrances and two different floor plans.

**Russell Thomas**  
M 020 4004 0360  
B 07 834 7164  
**Garry Pollard**  
M 027 477 3151  
B 07 834 7035

**PRICE** **SOLD**  
**WEB** www.eves.co.nz  
**VIEW** By appointment only



### Residential Investment

**HAMILTON EAST 47B NIXON STREET** 2 1 1 1

Wow! Guaranteed income until June 2019. This equates to over 285 weeks of 100% occupancy. The current annual rent of this two bedroom freehold property is \$18,200, with rent reviews CPI adjusted each anniversary and maintenance clause built in for minor works up to \$5,000. Built in 2012 and located in the popular suburb of Hamilton East.

**Russell Thomas**  
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B 07 834 7164  
E russell.thomas@eves.co.nz  
Web russellthomas.eves.co.nz

**PRICE** **SOLD**  
**WEB** www.eves.co.nz  
**VIEW** By appointment only



### Central City 7% Return

**HAMILTON CITY CENTRAL 15/391 VICTORIA ST** 2 1 1 1

Currently tenanted at \$350 p/w and located in central Hamilton, cafes, shops and river walks are so handy. Internal access car park, storage shed and entry only by a CCTV and elevator card key system adds a feeling of security. Zoned for Hamilton Boys and Girls High School's. Body corporate fees paid until march 2015 by the current owner so be quick to secure under these terms.

**Sue Hall**  
M 021 745 465  
B 07 839 4787  
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Web suehall.eves.co.nz

**PRICE** **\$255,000**  
**WEB** www.eves.co.nz/ehm011  
**VIEW** By appointment only

HAMILTON



### This One's A Winner

**MELVILLE 116 MAHOE STREET** 3 1 1 1

Continuing to impress, these 1950's homes are renowned for their lovely wooden features that are rare in today's builds. Well situated on a fully fenced 665sqm section in a lovely established area. Good space throughout with a large kitchen offering plenty of cupboards and storage. There is a separate lounge and laundry and whilst some updates have been done here, there is still room to add your touch to this home.

**Sue Hall**  
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Web [suehall.eves.co.nz](http://suehall.eves.co.nz)

**PRICE** \$279,000

**WEB** [www.eves.co.nz/ehm217](http://www.eves.co.nz/ehm217)  
**VIEW** By appointment only



### Hospital Location

**MELVILLE 106A MOUNT VIEW ROAD** 3 1 1 1

Handy to CBD, Waikato Hospital, schools, parks and Hamilton Lake this is a great warm three bedroom home offering easy care living. Positioned on an easy care section, there is plenty of space indoors and out for kids to play or just enjoy the sunshine. A single garage plus off street parking adds to the appeal. Easy access to surrounding suburbs makes this an ideal investment or home for someone wanting the simple life.

**Sue Hall**  
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Web [suehall.eves.co.nz](http://suehall.eves.co.nz)

**PRICE** \$274,000

**WEB** [www.eves.co.nz/ehm092](http://www.eves.co.nz/ehm092)  
**VIEW** By appointment only



### Don't Believe All You Hear

**NAWTON 31B LINDSAY CRESCENT** 3 1 1 1

Some banks will lend 90% still. This low maintenance home is waiting for your touch to make it modern. The tenants have been there for a long time and want to stay on. Resting on a fully fenced section with its own driveway the grounds are a blank canvas awaiting your touch. Handy to Grandview shopping mall zoned for Frazer High and close to Wintec.

**Neil Ransfield**  
M 027 586 8439  
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Web [neilransfield.eves.co.nz](http://neilransfield.eves.co.nz)

**PRICE** **SOLD**

**WEB** [www.eves.co.nz](http://www.eves.co.nz)  
**VIEW** By appointment only



### All Decked Out

**NAWTON 22 WIMBLEDON CLOSE** 4 2 2 2

Two years old, built for the sun, spacious 166sqm home. Oak paneling timber flooring, quality kitchen, bathroom and en-suite. Huge north facing deck, great for summer entertaining. Lawns are sewn and fencing to be completed, making it a fully fenced 750sqm section. Backing onto bush and reserve, situated at the end of a quiet cul-de-sac in a good neighbourhood. Handy to The Base, tenanted at \$490 p/w.

**Susan Whitelaw**  
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E [susan.whitelaw@eves.co.nz](mailto:susan.whitelaw@eves.co.nz)  
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**PRICE** \$399,000

**WEB** [www.eves.co.nz/ehm228](http://www.eves.co.nz/ehm228)  
**VIEW** By appointment only



### Beginner Winner

**NAWTON 12 MYRLENE PLACE** 3 1 2 2

Spacious brick and cedar with three double bedrooms, good sized kitchen with dishwasher, spacious modern bathroom, open plan living area and separate rumpus room all opening out onto huge decking, built for the sun. Gas hot water, double garaging, quiet cul-de-sac location, extremely handy to Wintec, The Base and all the amenities. Currently tenanted at \$360 p/w.

**Susan Whitelaw**  
M 027 494 5771  
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**PRICE** \$309,000  
**WEB** www.eves.co.nz/ehm154  
**VIEW** By appointment only



### Defies Comparison

**NAWTON 24 WIMBLEDON CLOSE** 4 2 2 2

No expense spared here, nicely constructed with attention to detail. Beautiful oak panelling timber floors, high spec kitchen, bathroom and en-suite all with quality fittings and appliances. Huge decking for summer entertaining. Featuring four spacious bedrooms, two separate living areas and double internal garaging on a fully fenced section. Good neighbourhood, handy location.

**Susan Whitelaw**  
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Web susanwhitelaw.eves.co.nz

**PRICE** SOLD  
**WEB** www.eves.co.nz  
**VIEW** By appointment only



### Many Happy Returns

**NAWTON 22 CRAWSHAW DRIVE** 2 1 1

Returning \$250 p/w this two bedroom low maintenance home is set up with the disabled in mind. Ramps to each door enable easy access for wheelchairs and once inside there are no hallways to hinder access. Sitting on a well fenced section there is room for children to play. Tenants are keen to stay.

**Neil Ransfield**  
M 027 586 8439  
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Web neilransfield.eves.co.nz

**PRICE** SOLD  
**WEB** www.eves.co.nz  
**VIEW** By appointment only



### Nest Or Invest

**NAWTON 22A CRAWSHAW DRIVE** 2 1 1 1

Very tidy two bedroom home with open plan living, good fencing, great for kids. Carport and garden shed, handy to schools and The Base. Was tenanted at \$265 p/w. Vendor is highly motivated!

**Susan Whitelaw**  
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Web susanwhitelaw.eves.co.nz

**PRICE** SOLD  
**WEB** www.eves.co.nz  
**VIEW** By appointment only

HAMILTON



Community pool

Community gym

## The Sanctuary

**ROTOTUNA 3 ROSE LANE**

3 2 1 1

Carefree family living in the heart of Rototuna. Spacious duplex with single garage and communal facilities including tennis court, swimming pool and gymnasium in park-like settings. No worries over lawns and garden - enjoy a movie in the cinema room instead or have a barbecue. A gated community where the kids can roam and ride their bicycles in a safe environment with access control after dark. Close to amenities.



**Linda Dobson**  
M 022 645 0588  
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Web [lindadobson.eves.co.nz](http://lindadobson.eves.co.nz)

**PRICE** \$328,000

**WEB** [www.eves.co.nz/ehr011](http://www.eves.co.nz/ehr011)  
**VIEW** By appointment only



## Substantial Space

**WESTERN HEIGHTS 7A GREENFIELD DRIVE**

5 3 2 3

Unique home in a lovely established area of Hamilton. Well positioned on a 1147sqm section with amazing views. Plaster over brick, this four bedroom, two living (or large office) home has an additional room with facilities. Three bathrooms in total, modern decor, large living with fabulous deck and level rear section. Three car garage plus workshop. Ideal for large or extended families, work from home or additional income.



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**PRICE** BY NEGOTIATION

**WEB** [www.eves.co.nz/ehm226](http://www.eves.co.nz/ehm226)  
**VIEW** By appointment only



## Upmarket Townhouse

**WHITIORA 42D WILLOUGHBY STREET**

3 2 1 2

Well positioned in a block of only four this rear two level town house offers exceptional living. Designed to offer private and separate living areas, there is great space throughout. Modern decor and lovely deck off the living invites the outdoors in. The central location will definitely appeal, handy to shops, sporting venues, Waikato Stadium river walks, school - leave the car at home.



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**PRICE** \$425,000

**WEB** [www.eves.co.nz/ehm216](http://www.eves.co.nz/ehm216)  
**VIEW** By appointment only



## City Investment

**WHITIORA 6/289 ULSTER STREET**

2 1 1

With a tenant in place paying \$160 p/w, this two bedroom unit is centrally located and has enjoyed excellent occupancy rates. Spacious downstairs unit with off street parking, however with main city transport nearby and the central location, leave the car at home and walk. Very handy to CBD, cafes, schools, river walks, sporting venues including Waikato Stadium and easy access to surrounding suburbs.



**Sue Hall**  
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**PRICE** \$159,000

**WEB** [www.eves.co.nz/ehm133](http://www.eves.co.nz/ehm133)  
**VIEW** By appointment only



## All Of This For How Much?

**NGARUAWAHIA 64 DUKE STREET**

4 2 2 3

Situated on the edge of town this home has all the bells and whistles with four bedrooms, en-suite, large rumpus, country style open plan kitchen/dining/lounge area and great indoor/outdoor flow to massive decking.

The man of the house will get lost in the large triple garage workshop with extra high stud and being detached from the house he can make all the noise he likes. All of this is nestled on a fully landscaped 3118sqm section.

**PRICE** \$595,000

**VIEW** By appointment only  
**WEB** [www.eves.co.nz/ehm210](http://www.eves.co.nz/ehm210)



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**Web** [neilransfield.eves.co.nz](http://neilransfield.eves.co.nz)



## Looking For Value

**NGARUAWAHIA 29B QUEEN STREET**

3 1 1 1

This could be amazing value - positioned down a ROW, a tidy three bedroom home, open plan living, garage on a fenced section. Ideal for anyone wanting easy access to Auckland or Hamilton and to Te Awa - The Base. First home buyers get in now. A new wood burner is an added advantage.



**Sue Hall**

**M** 021 745 465

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**Web** [suehall.eves.co.nz](http://suehall.eves.co.nz)

**PRICE** BY NEGOTIATION

**WEB** [www.eves.co.nz/ehm052](http://www.eves.co.nz/ehm052)

**VIEW** By appointment only



Photo taken from section

## River Views

**MEREMERE 4 TE PUEA AVENUE**

Yes a section located so well between Auckland and Hamilton for only \$100,000. 835sqm with sewage, power, telephone and water services in place. Hamilton is growing north and Auckland is over loaded, what a great time to invest and yes there are river views as well.



**Sue Hall**

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**Web** [suehall.eves.co.nz](http://suehall.eves.co.nz)

**PRICE** \$100,000

**WEB** [www.eves.co.nz/ehm222](http://www.eves.co.nz/ehm222)

**VIEW** By appointment only



## Great Investment

**NGARUAWAHIA 32D QUEEN STREET**

2 1 1

12% return for \$100,000. Investors, or those beginning their property portfolio and wanting a low maintenance unit that will pay for itself and offer a great return, look no further. This recently renovated split stone and concrete block two bedroom unit with long term tidy tenants is calling those with an eye for a bargain and a business opportunity. Currently rented for \$230 p/w.



**Michele Rees-Williams**

**M** 027 322 2243  
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**Web** [michelereeswilliams.eves.co.nz](http://michelereeswilliams.eves.co.nz)

**PRICE** \$100,000

**WEB** [www.eves.co.nz/ehr005](http://www.eves.co.nz/ehr005)  
**VIEW** By appointment only



## Unit With Potential

**NGARUAWAHIA 32C QUEEN STREET**

2 1 1

Attention investors, or those beginning their property portfolio and wanting a low maintenance property that will pay for itself. Solid split stone and concrete block two bedroom property under \$100,000. Tenant pays \$180 p/w, with some TLC this unit could achieve \$220 p/w. It is a freehold cross lease property. Up the road is Ngaruawahia then Horotiu; Hamilton CBD 15 minutes by car, Auckland just over an hour away (approximately).



**Michele Rees-Williams**

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**Web** [michelereeswilliams.eves.co.nz](http://michelereeswilliams.eves.co.nz)

**PRICE** \$85,000

**WEB** [www.eves.co.nz/ehm142](http://www.eves.co.nz/ehm142)  
**VIEW** By appointment only



## Nest Or Invest

**NGARUAWAHIA 3B BELT STREET**

3 1 1

An opportunity such as this does not present itself very often, here we have a great home or investment. Potential for a great return currently renting at \$290 p/w, this three bed house of 80sqm needs to be seen.



**Russell Thomas**

**M** 020 4004 0360  
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**Web** [russellthomas.eves.co.nz](http://russellthomas.eves.co.nz)

**PRICE** SOLD

**WEB** [www.eves.co.nz](http://www.eves.co.nz)  
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## Close To Ngatea

**NGATEA 11 OHINEWAI ROAD**

Approximately 30 minutes from the Bombays and only 10 minutes to Ngatea is this large, flat section. Nestled just off the highway on a country road the building site is a genuine old quarter acre and is such that you can easily build to take in the views of Mt Te Aroha. Kaihere school is about a two minute walk away (approximately) and is an ideal environment to give your children the perfect start in life.



**Neil Ransfield**

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**Web** [neilransfield.eves.co.nz](http://neilransfield.eves.co.nz)

**PRICE** \$79,000

**WEB** [www.eves.co.nz/ehm138](http://www.eves.co.nz/ehm138)  
**VIEW** By appointment only





## Room For Extended Family

**OTOROHANGA 2786 KAWHIA ROAD** 4 3 2 3

Well positioned on 1.1ha with stunning outlook, located just out of Pirongia you can enjoy the tranquillity of rural living. The home offers extensive space with three bedrooms, two bathrooms and two separate living areas. In addition there is an extra room with facilities that also has its own outdoor access. Three garages, workshop and implement sheds add to the rural aspect of this significant home and lifestyle.

**Sue Hall**  
M 021 745 465  
B 07 839 4787  
E sue.hall@eves.co.nz  
Web suehall.eves.co.nz

**PRICE** \$429,000  
**WEB** www.eves.co.nz/ehm204  
**VIEW** By appointment only



## Fantastic Bargain

**OTOROHANGA 3 GRADARA AVENUE & 8 KAKAMUTU STREET**

Three sections on two titles totalling 2013sqm. Tucked away up a private lane only 100 metres from the town centre, some views. The hard work is done. Water, electricity and sewerage on site. The vendor is hugely motivated and this is reflected in the price, so be quick!

**Susan Whitelaw**  
M 027 494 5771  
B 07 834 7039  
E susan.whitelaw@eves.co.nz  
Web susanwhitelaw.eves.co.nz

**PRICE** \$75,000  
**WEB** www.eves.co.nz/ehm175  
**VIEW** By appointment only



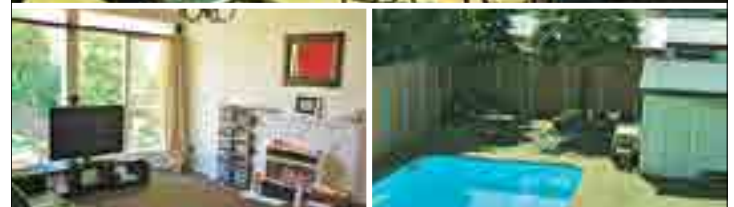
## Top Of The Hill

**TE AWAMUTU 354 GREENHILL DRIVE** 4 2 1 3

This lovely home is located in an established, elevated area where you can enjoy the view of three mountains. Well positioned on 737sqm, substantial with four bedrooms, two bathrooms and well laid out to accommodate guests or the growing family. The kitchen is spacious and compliments the open plan dining/living area. A double internal access garage plus an additional detached garage means even more space to play with.

**Sue Hall**  
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**PRICE** \$399,000  
**WEB** www.eves.co.nz/ehm209  
**VIEW** By appointment only



## Be Poolside This Summer!

**TE AWAMUTU 1402 REWI STREET** 3 1 1 2

This inviting family home features three double bedrooms, two living, a modern kitchen and dining, double garaging, large laundry, plenty of storage, fully fenced section and an in-ground salt water swimming pool! Don't miss out on this fantastic opportunity for summer entertaining with family and friends by the pool. Vendor overseas relocation.

**Susan Whitelaw**  
M 027 494 5771  
B 07 834 7039  
**Katherine Dryden**  
M 021 0277 1004  
B 07 834 7168

**PRICE** SOLD  
**WEB** www.eves.co.nz  
**VIEW** By appointment only

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- 6 We can organise any maintenance or repairs the property requires at rates specially negotiated on your behalf.
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- 10 We regularly communicate changes in legislation, current property investment opportunities or ideas to help you maximise the return on your investment.

## Now meet the team...



Sean  
Muir

Sean brings a vast experience of over 8 years in property management to our company. He is thorough and committed to offering great service to his landlords.



Amanda  
Smith

Amanda has built up a large portfolio of properties with satisfied owners and tenants. She is focussed on providing excellent service and is committed to helping her landlords find quality tenants.



Brioni  
Webby

Brioni has over 30 years' experience in administration across a wide range of industries. She is focussed on providing excellent customer service at the coal face of EVES Property Management.

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## Mount Maunganui

As befits a resort town by the sea, the Mount has a lively array of cafés, restaurants and shops, as well as naturally heated salt water pools.

## Papamoa

Papamoa is one of the fastest growing areas in New Zealand due to the increase in popularity of coastal communities, proximity to Tauranga and recent local shopping developments.

## Rotorua

The place of fascinating Maori culture, spa and wellness and a strong community focus.

## Tauranga

The bustling city of Tauranga sits on the harbour's edge and is home to an array of wonderful events such as Garden and Artfest, Arts Festival and Jazz Festival.



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