

Spacious Family Living.



94 WENTWORTH DRIVE | ROTOTUNA NORTH

4 BED | 2 LIVING | 2 BATH | 2 CAR





Privately positioned on a rear section, this spacious family home offers the perfect balance of comfort, privacy, and convenience in one of Rototuna North's most sought-after locations.

Set on a generous 732m² section, the home provides approx 220m² of well-designed living, with four double bedrooms, two separate living areas, a family bathroom, ensuite, and a double internal-access garage.

The updated kitchen sits at the heart of the home, connecting easily with the family and dining area, while a separate lounge provides valuable extra space for families to spread out. The carpet has also been updated since the home was built, adding to the comfort and fresh feel throughout.

Outdoor living is a real feature here, with expansive decking flowing out to the landscaped and fully fenced section. The private setting creates a great space for entertaining, children, pets, or simply enjoying time at home. There is also an outdoor wash tub, ideal for the fisherman of the family or for practical everyday use.

Additional features include two heat pumps, gas hot water, aluminium joinery, brick exterior, a walk-through laundry into the double garage, and plenty of off-road parking.

Families will love the location, with proximity to some of Hamilton's most sought-after schooling, including Rototuna Junior and Senior High Schools, Te Totara Primary, and Fairfield Intermediate. There is also easy access into the city, local amenities, and northbound routes out of Hamilton.

Private, practical, and positioned for family living, 94 Wentworth Drive is a home that delivers space, comfort, and convenience in a location always in demand.



Legal Information

Legal Lot	60
Legal DP	DP348731
Record of Title	200053
Land Area	732m ²
HCC Rates	\$5,013.43
WRC Rates	\$791.38
Year Built	2000-2009

Local Schools

- Te Totara Primary School
- Rototuna Junior High School
- Rototuna Senior High School
- Fairfield Intermediate
- Hamilton Christian School
- Waikato Waldorf School

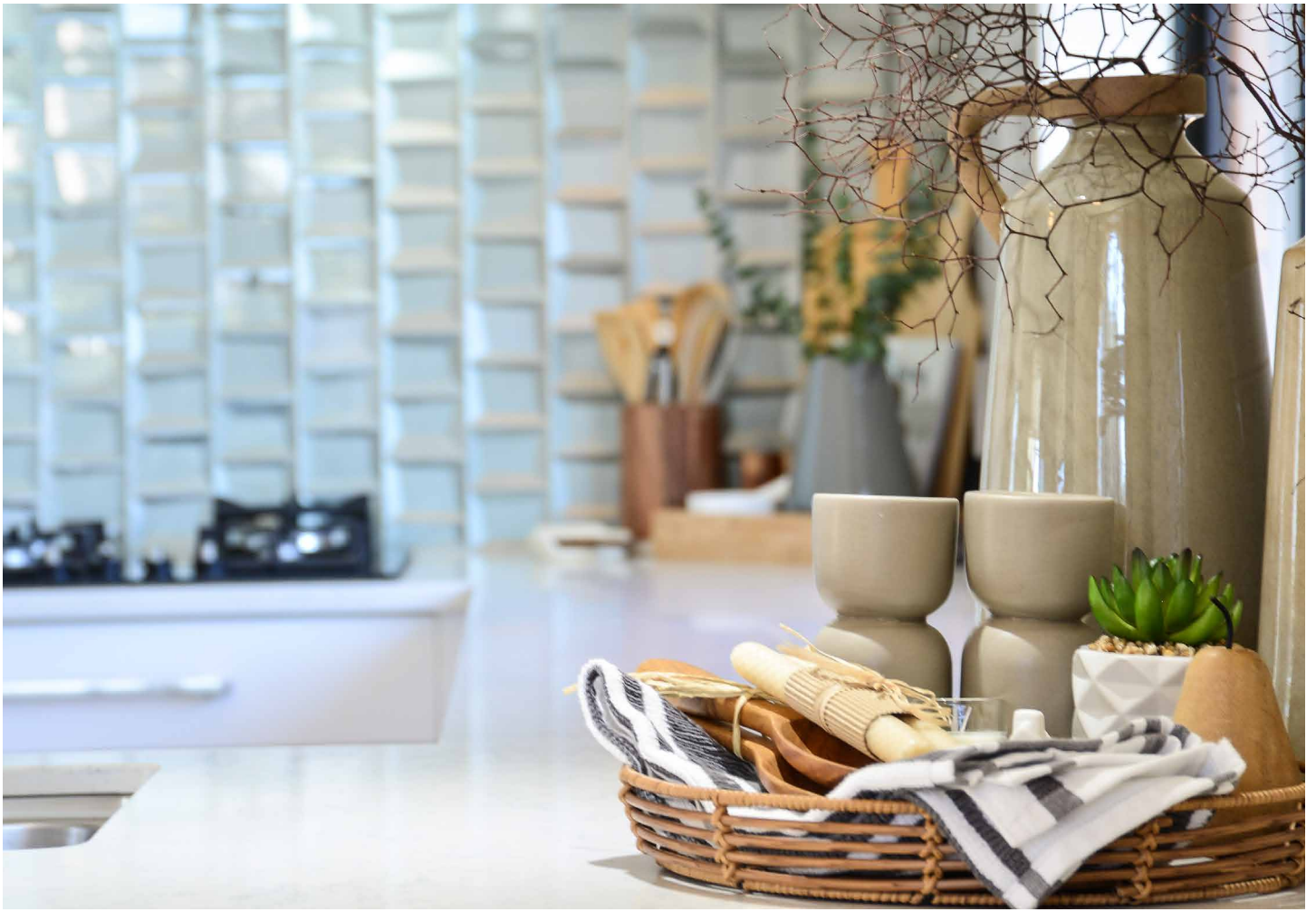
Local Conveniences

- Eden, Grosvenor & Te Manatu Parks
- Rototuna Shopping Centre
- Borman Shopping Centre
- Callum Brae Family Golf
- The Peak
- Zealong Tea Estate
- Easy Access to Main Arterial Routes

Chattels

Dishwasher	Central Vacuum (as is)
Auto Garage Door	Garden Shed (as is)
Rangehood	Wall Oven
Heat Pumps x2	Ventilation System (Smart Vent)
Light Fittings	Front Gate (as is)
Window Coverings	
Cooktop/Hob	
Garage Door Remote x1	
Fixed Floor Coverings	











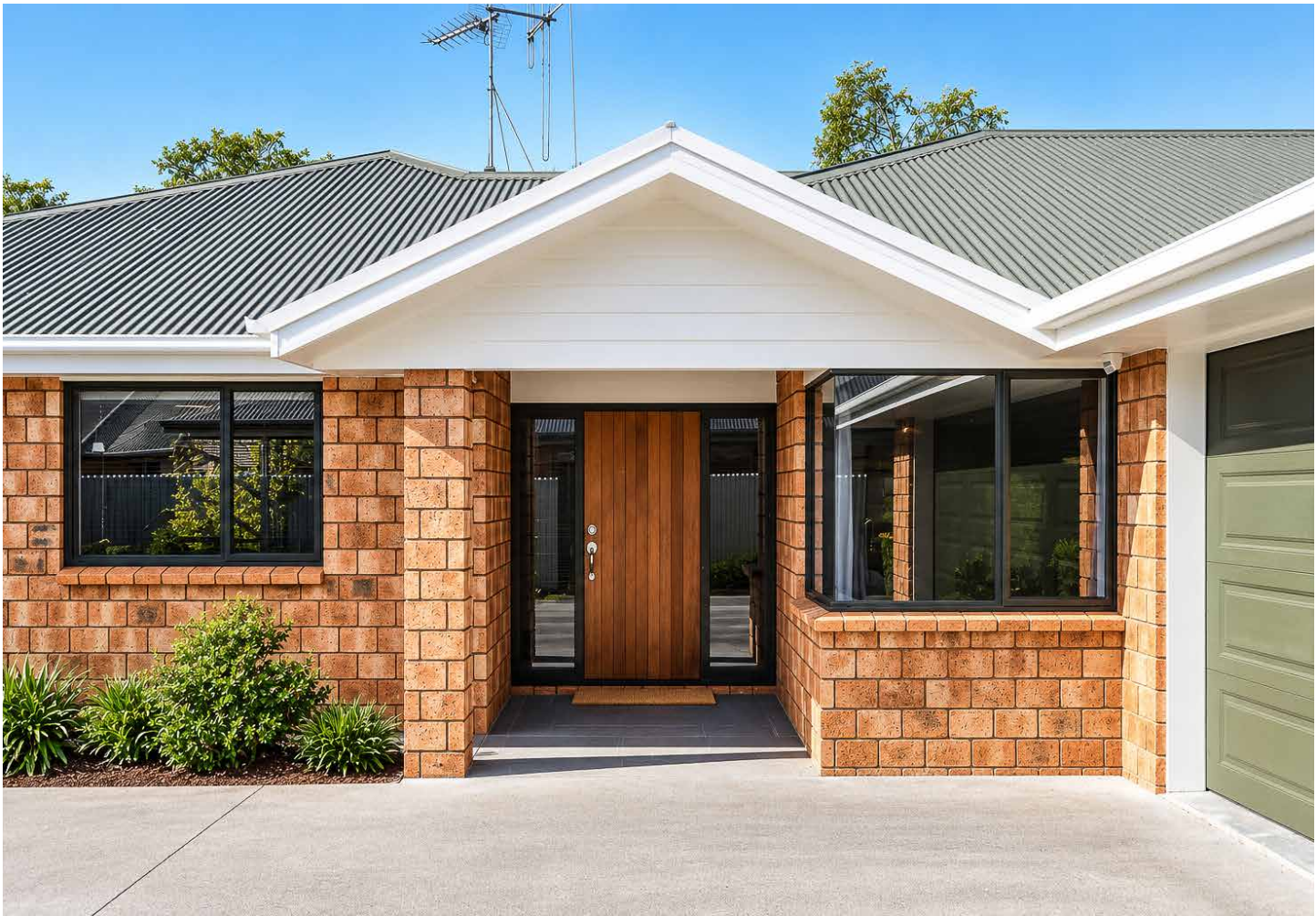




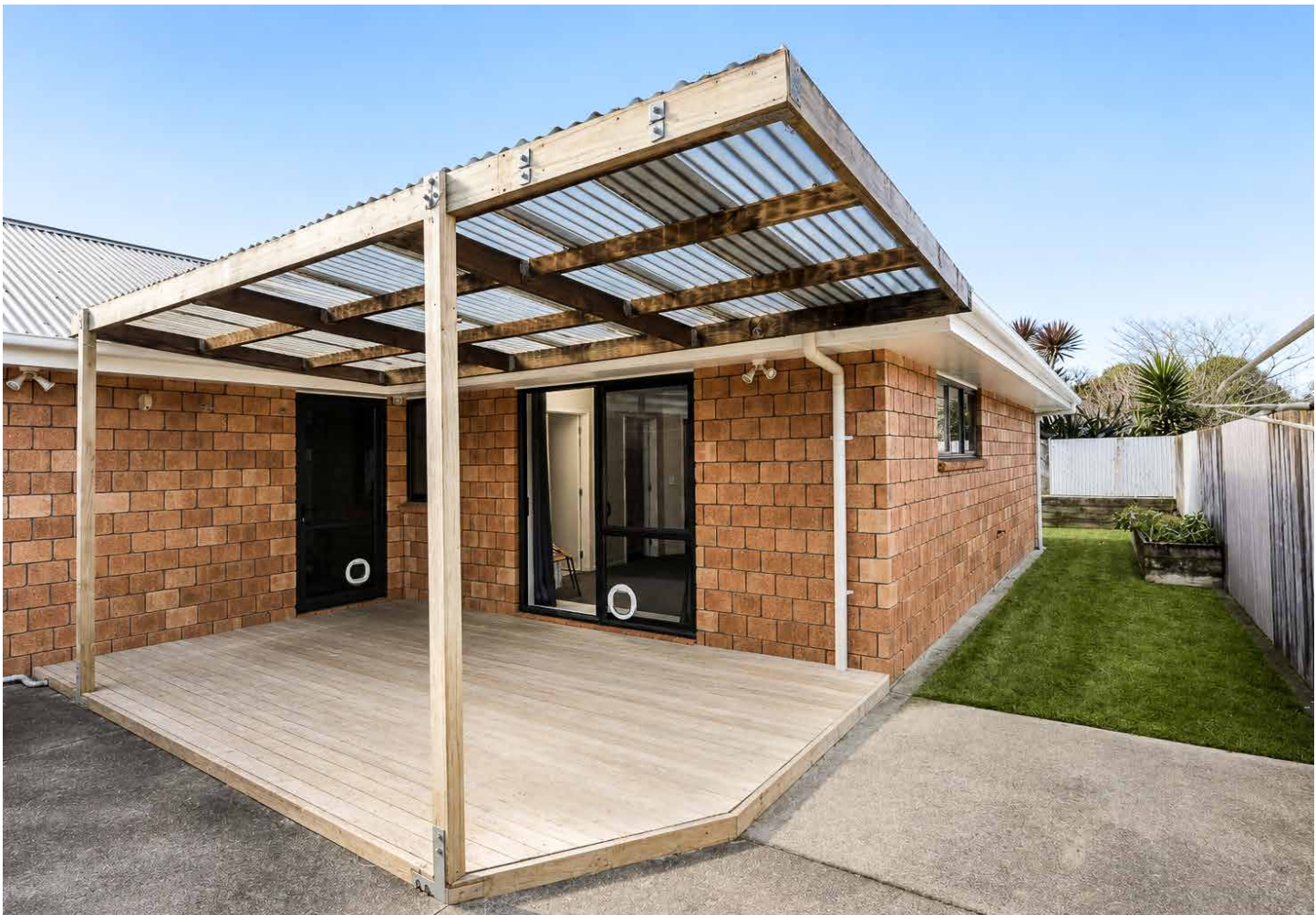
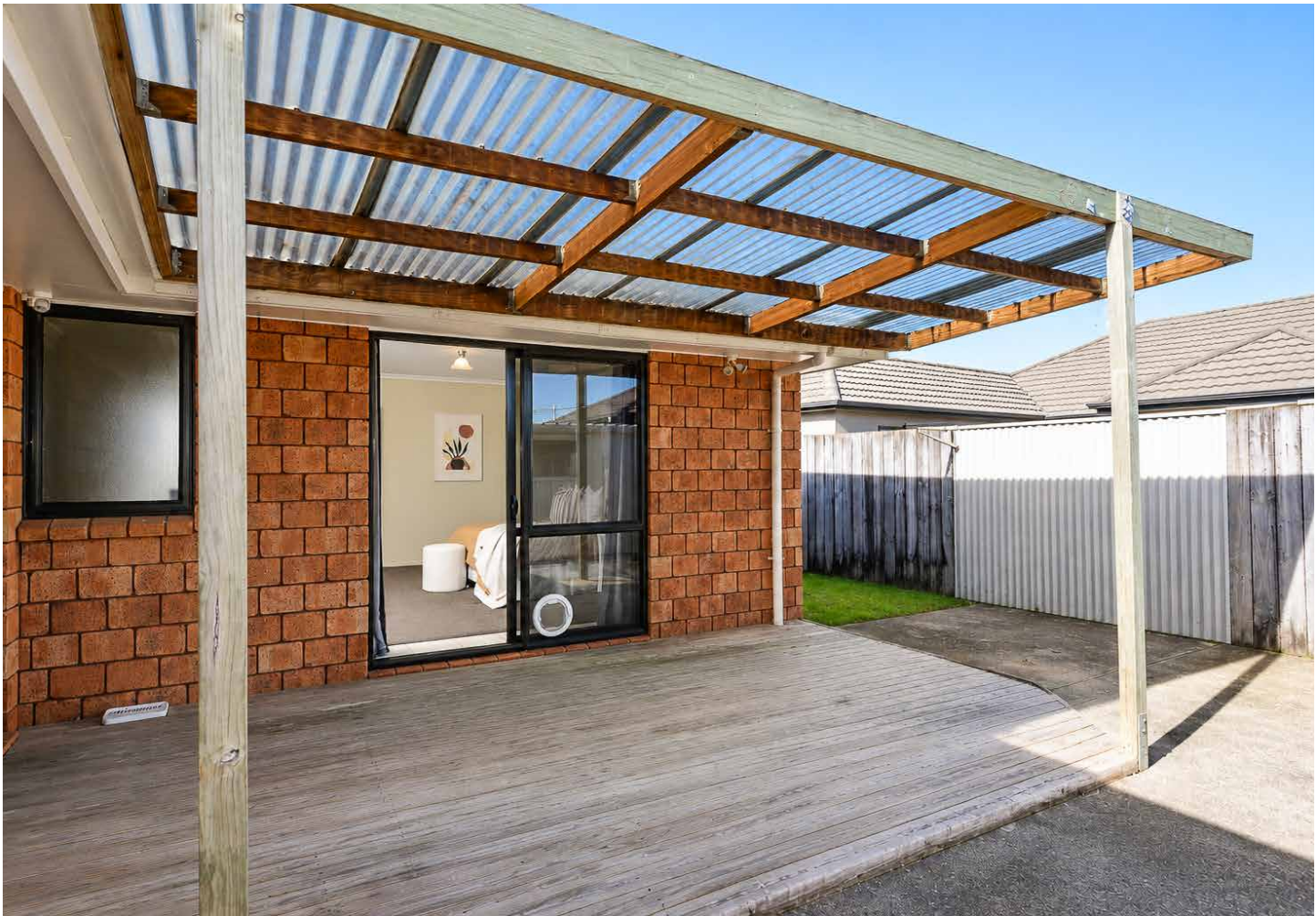














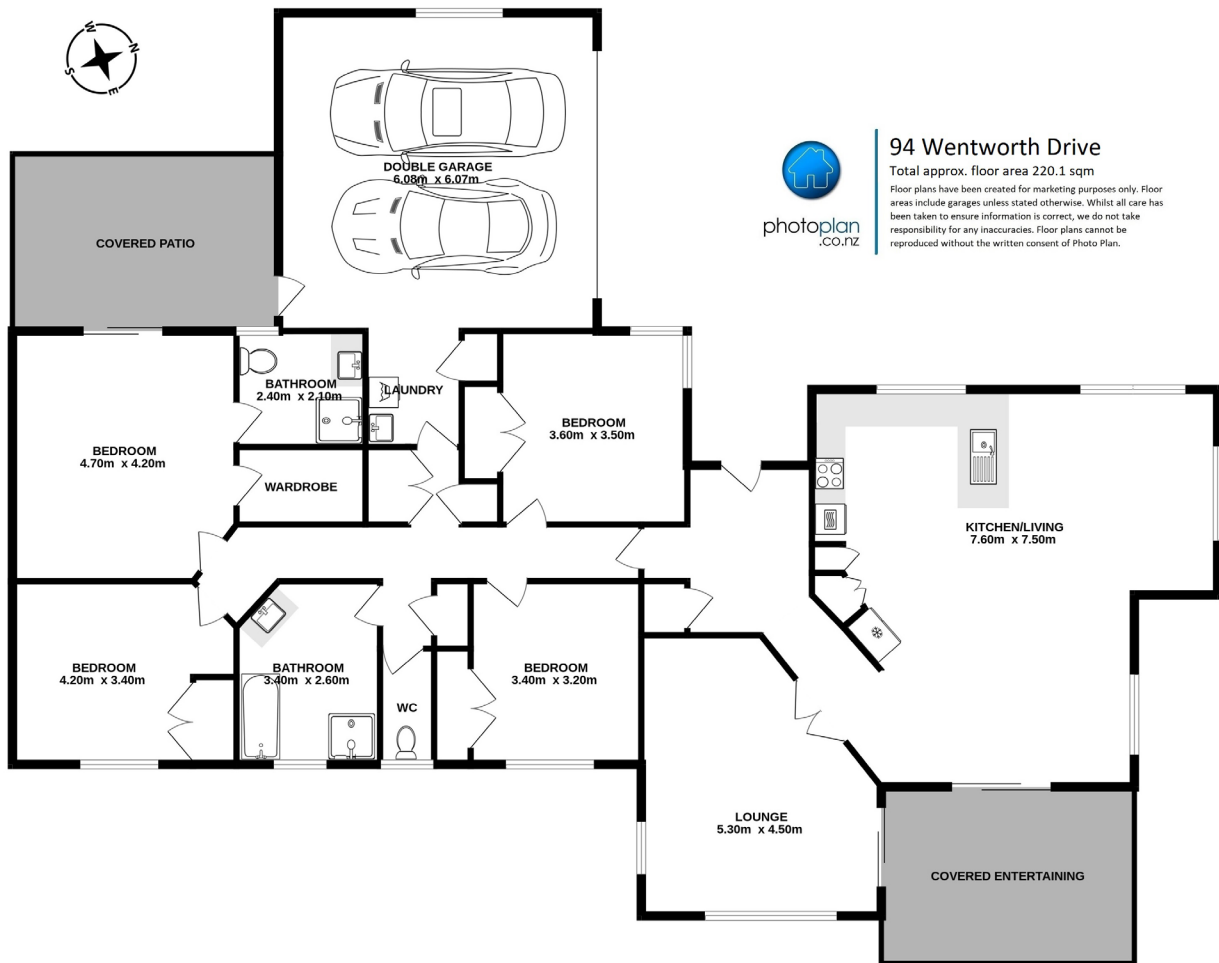


photoplan
.co.nz

94 Wentworth Drive

Total approx. floor area 220.1 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.



94 Wentworth Drive

Total approx. floor area 220.1 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.



Rental Appraisal

4 BED | 2 LIVING | 2 BATH | 2 CAR

94 WENTWORTH DRIVE | ROTOTUNA NORTH

I have assessed this property on 24 June 2026 and advise that the expected weekly rental return would be approximately.

\$770—\$795

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.

Yvette Mclean

Property Manager

027 278 8257 YVETTE.MCLEAN@LUGTONS.CO.NZ

**Property
Management**
by **Lugtons**



Heather Whyte

Residential & Lifestyle Salesperson

027 239 2751 HEATHER.WHYTE@LUGTONS.CO.NZ

Over the past 12 years, Heather has built a successful real estate career and has been recognised with multiple awards, from Rookie of the Year through to Supreme Double Diamond status, consistently positioning herself among Lugtons' top performers.

Heather's approach is built on genuine connection, clear communication and a strong commitment to achieving the best possible result for every client. With a strong background in sales, four years' experience as a Sales Manager, and her own experience buying, selling and renovating property, Heather understands the importance of trust, timing and a well-managed process.

Terry Ryan

Residential Salesperson

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 25 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 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.



Brooklyn Hayde

Sales Consultant

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.



Ben Moore

Sales Consultant

027 737 9799 BEN.MOORE@LUGTONS.CO.NZ

I bring a sharp eye for detail and a deep appreciation for quality design to every property I work with. Real estate, for me, is about more than buying and selling - it's about people. It's about helping families find their place, guiding first-home buyers with confidence, and supporting sellers through one of life's biggest transitions. I'm here to make that journey smooth, informed, and tailored to your goals.



Emma Bland

Executive Assistant

ADMIN.TERRYRYAN@LUGTONS.CO.NZ

Emma brings over 6 years of real estate expertise as an agent and an assistant. Emma is a licensed agent and has bachelor's degree in communications specializing in Public Relations. Her bubbly personality, hardworking ethic and exceptional organizational skills, make her a valuable asset.



Heather Whyte

Residential & Lifestyle Salesperson

027 239 2751

HEATHER.WHYTE@LUGTONS.CO.NZ



Terry Ryan

Residential Salesperson

021 909 978

TERRY.RYAN@LUGTONS.CO.NZ

Listing Reference: GH23189

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.