

Deceased Estate - Must Be Sold

14A Riverlea Road
Riverlea



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About the Property —

Positioned in a sought-after Riverlea location, this 1999-built home presents an exciting opportunity for buyers looking to add value or secure a smart investment. Constructed with direct fixed cladding, a builder's report is available for you to decipher the value of this property.

The home features three generous double bedrooms, supported by two bathrooms, and offers spacious, sun-filled living areas designed for comfortable everyday living. The interior is tidy and perfectly liveable as is, while still leaving room for you to modernise and make it your own.

Set on an easy-care 514sqm section, the property is well suited to busy lifestyles, investors, or those wanting a manageable outdoor space. Double garaging with internal access adds convenience and practicality.

Located in a desirable area, you'll enjoy proximity to excellent school zones, local amenities, and the Waikato River walks, making this a location that continues to perform.

Whether you're considering a reclad project to unlock future value or simply looking to rent out and landbank, this is a property that demands attention. With clear motivation from the vendors, this home must be sold.

Opportunities like this are rare—act quickly to secure your future in Riverlea.









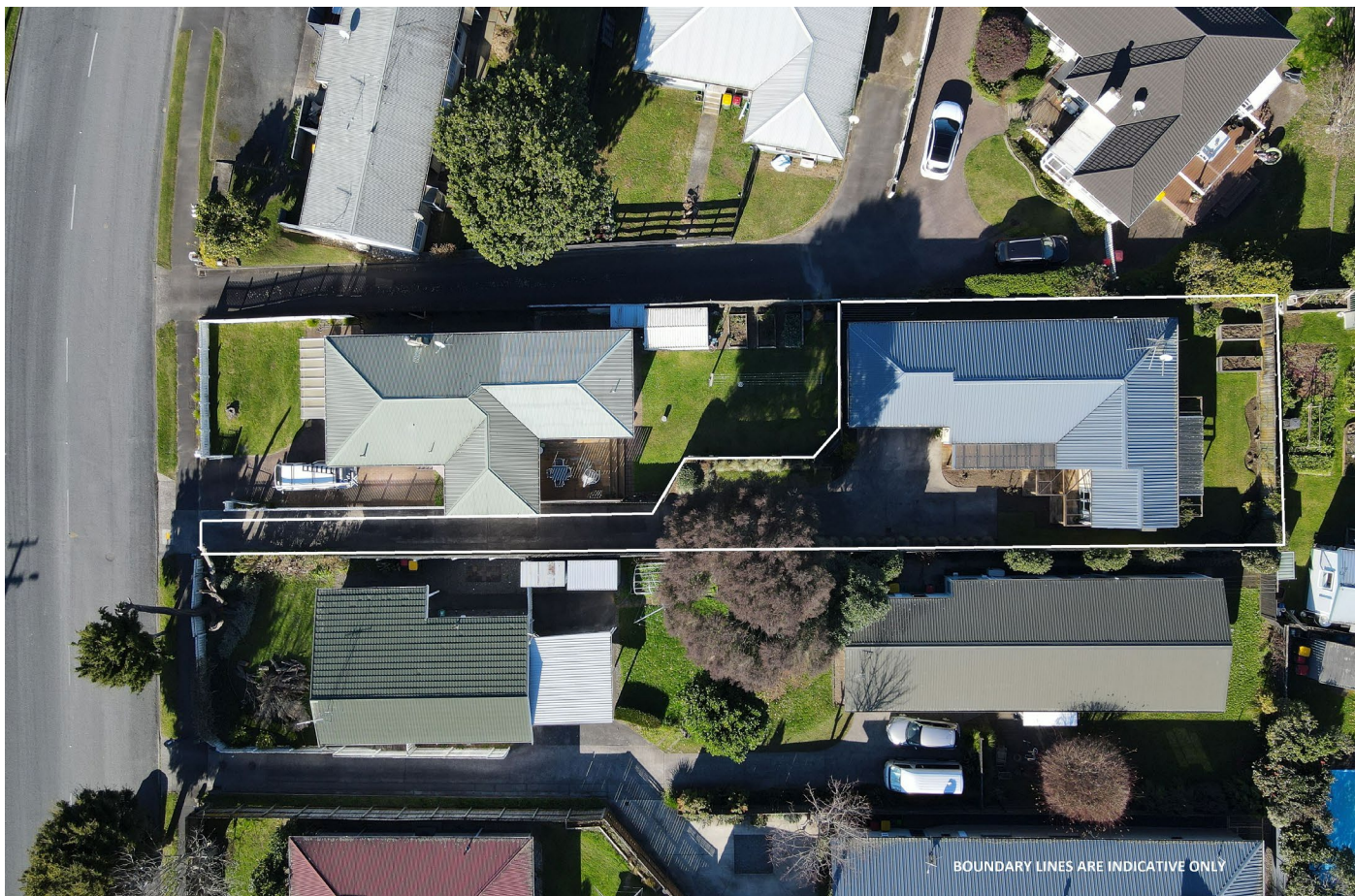
















14A Riverlea Road

Total approx. floor area 151.3 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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Additional Information —

Legal Description		Local Schools	Local Conveniences
Legal Lot	Lot 2	Berkley Normal Middle School	New World Hillcrest
Legal DP	DPS80187	Hillcrest Normal School	Hillcrest Shopping Centre
Record of Title	SA64A/959	Hillcrest High School	Hamilton Gardens & Cafe
Land Area	514m²	St John’s College	Waikato River Walks & trails
HCC Rates	\$4,325.87	Hamilton Seventh-Day Adventist School	Main Arterial Roads
WRC Rates	\$656.20		
Year Built	1998		

Chattels			
Auto Garage Door	Bathroom Extractor	Drapes	Curtains
Rangehood	Fans x2	Clothesline	Ceiling Fans x2
Heat Pump x1	Garage Door Remote x1	Washing Machine Taps	
Light Fittings	Fixed Floor Coverings	Dish Drawer x1	
	Cooktop (Electric)		



Rental Appraisal —

14A Riverlea Road Riverlea

3 BED | 1 LIVING | 2 BATH | 2 CAR

I have assessed this property on 23 July 2026 and advise that the expected weekly rental return would be approximately.

\$670–\$695

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**
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





Meet The Team —



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 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. These results come from the personal interest Terry takes in every property he is entrusted with. Your property is not just another listing; it is something you have worked hard for, cared for, and no doubt has a special significance to you. Accordingly, Terry will ensure it is marketed to receive maximum exposure and attract the best price the market has to offer.



Heather Whyte

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

Over the past 12 years, Heather Whyte 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, presentation and a well-managed process.

Heather places genuine importance on every client and every property she represents. With patience, persistence and a personalised marketing plan, she provides clear, informed direction every step of the way, helping her clients feel confident, supported and well positioned to achieve the best result.



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.



Ben Moore

027 737 9799 ben.moore@lugtons.co.nz

With a background in architectural construction and hands-on experience building award-winning homes across the Waikato, 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

022 161 8657 admin.terryryan@lugtons.co.nz

Emma brings over eight years of experience in the real estate industry, both as a salesperson and an assistant. She is a licensed real estate agent and holds a bachelor's degree in Communications with a focus in Public Relations. Emma acts as the central hub for communication, scheduling, and client support, allowing our agents to focus on what they do best: helping clients buy and sell homes. With a passion for organisation and a sharp eye for detail, Emma ensures that every transaction moves forward seamlessly - from listing paperwork to closing day.



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