

Claudlands Classic.



5/19 THAMES STREET | CLAUDELANDS

2 BED | 1 LIVING | 1 BATH | 1 CAR





Whether you're looking to step onto the property ladder or add to your investment portfolio, this tidy 1960s brick unit is well worth a look.

Offering two generous double bedrooms, spacious living and an updated kitchen with plenty of room to cook and entertain, this home provides comfortable, practical living. The bathroom is well appointed, featuring both a bath and a separate shower, while an attached garage with an automatic door and internal access adds everyday convenience.

Set within a tidy complex with no body corporate fees and complete with a Healthy Homes certificate, this is an appealing option for investors. Even better, the current tenant is keen to stay, providing the opportunity for a smooth transition for the next owner.

Location is another real highlight, with Claudelands Park and Hamilton CBD within walking distance, along with the added benefit of zoning for both Hamilton Boys' High School and Hamilton Girls' High School.

A solid brick unit in a convenient location, offering comfortable living and an appealing investment opportunity.



Legal Information

Firstly, an Estate in Fee Simple as to a 1/6 share of 1502m2 more or less, being Lot 21 and Part Lot 23 DP6695 on CT SA10D/1426
 SECONDLY, an Estate in Leasehold created by Lease LS455977 for a term of 999 years from 01.07.1966 described as Flat 5 DPS 12090 and Garage DPS 12090, also comprised on CT SA10D/1425

HCC Rates	\$2,845.32
WRC Rates	\$439.81
Year Built	1969

Local Schools

Southwell School
 Hamilton Boys' High School
 Hamilton Girls' High School
 Peachgrove Intermediate
 Hamilton East School
 St Joseph's Catholic School

Local Conveniences

Claudeland's Event Centre & Park
 Hamilton Farmers Market
 Waikato River Walks & Trails
 Coffee Culture 5 Cross Roads
 Hamilton CBD
 Main Arterial Roads

Chattels

Stove	Clothesline
Rangehood	HRV System
Heat Pump x1	Washing Machine Taps
Light Fittings	
Window Coverings	
Bathroom Extractor Fan	
Garage Door Remote x1	
Fixed Floor Coverings	
Bathroom Mirror	





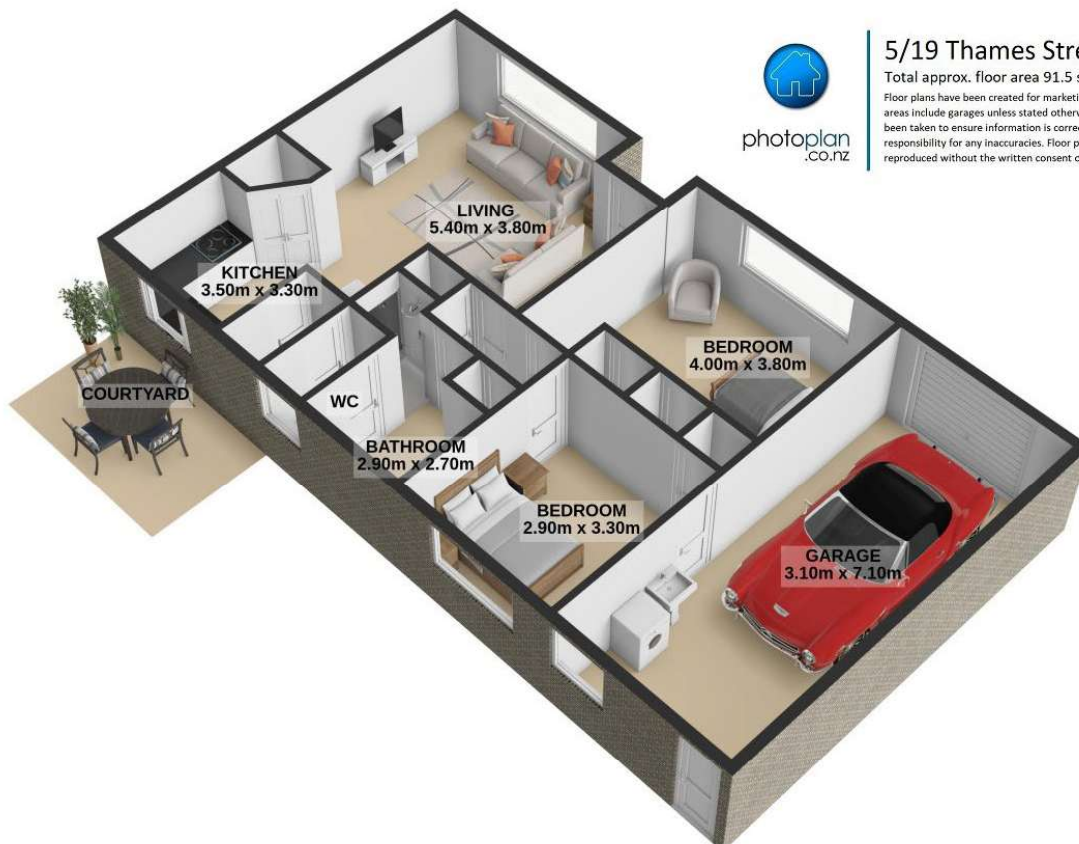
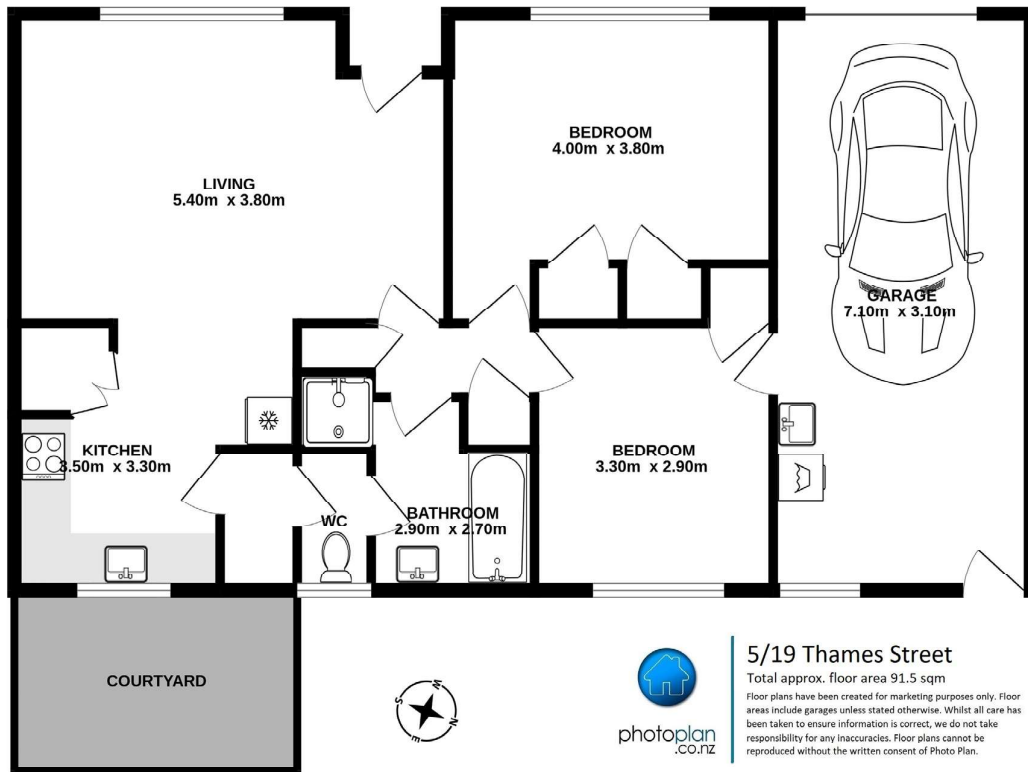














Rental Appraisal

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I have assessed this property on 22 October 2026 and advise that the expected weekly rental return would be approximately.

\$460—\$510

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.

Jordan Wehipeihana

Property Manager

027 247 5828 JORDAN.WEHIPEIHANA@LUGTONS.CO.NZ

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



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.



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.



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.



Terry Ryan

Residential Salesperson

021 909 978

TERRY.RYAN@LUGTONS.CO.NZ



Heather Whyte

Residential & Lifestyle Salesperson

027 239 2751

HEATHER.WHYTE@LUGTONS.CO.NZ

Listing Reference: GH23568

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