

Beerescourt Beginnings

16 Cunningham Road
Beerescourt



Terry Ryan

Sales Consultant

021 909 978

terry.ryan@lugtons.co.nz



Heather Whyte

Sales Consultant

027 239 2751

heather.whyte@lugtons.co.nz



About the Property —

Positioned in the ever-popular Beerescourt location, this spacious two-bedroom home offers an excellent opportunity for first home buyers or savvy investors looking to get a foothold in the market.

Set on a generous and private rear section, the home provides a sense of peace and seclusion, away from the road. Inside, you'll find polished timber floors adding warmth and character, while French doors open out to a sunny deck – perfect for relaxed everyday living or entertaining friends.

The layout is practical and comfortable, with two good-sized double bedrooms and a Healthy Homes certification already in place, giving you confidence whether you're moving in or renting out.

There's good garaging plus an additional carport, offering plenty of space for vehicles, storage or hobbies.

With easy access to the city and northern amenities, this is a convenient location that continues to be in strong demand.

Our overseas vendor is ready to see a result, making this an opportunity not to miss.





















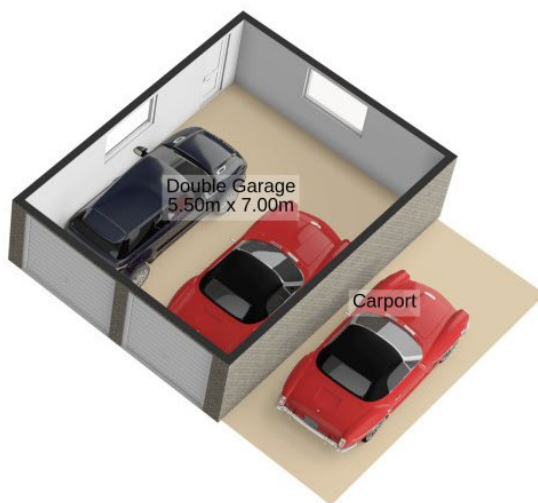


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16 Cunningham Road

Total approx. floor area 115.5 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.

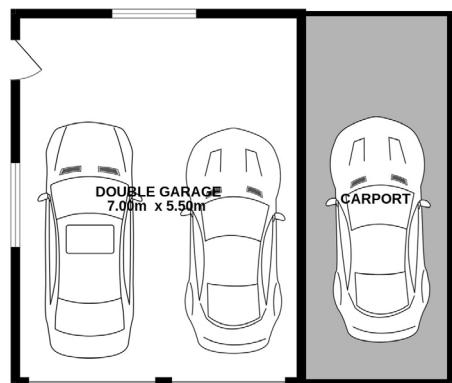
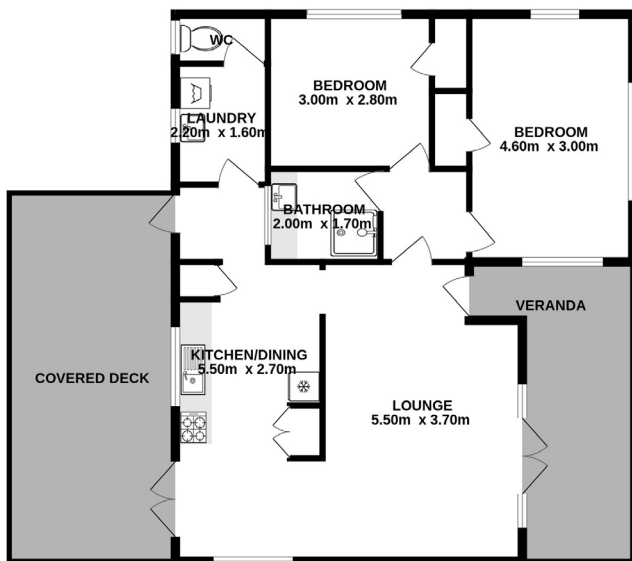




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Additional Information —

Legal Description

HCC Rates \$3,455.24

WRC Rates \$544.57

Year Built 1956

Firstly, an Estate in Fee Simple as to a 1/2 share of 1537m² more or less, being Lot 64 DPS4701 on CT SA24A/528

SECONDLY, an Estate in Leasehold created by Lease LH192437.3 for a term of 999 years from 01.07.1978 described as Flat 3 DPS 25946 and Garage 3 DPS 25946, also comprised on CT SA24A/528

Local Schools

Vardon School

St Andrews Middle School

Maeroa School

St Peter Chanel Catholic School

Local Conveniences

Vercoe Road Shops & Amenities

Vardon Park

Te Rapa Straight Amenities

Te Awa the Base

Main Arterial Roads

Chattels

Stove

Light Fittings

Clothesline

Ventilation System

Heat Pump x1

Window Coverings

Washing Machine Taps

Heated Towel Rail x1

Fixed Floor Coverings

Bathroom Mirror

Garage Door Remote

Auto Garage Door

Bathroom Extractor Fan



Rental Appraisal —

16 Cunningham Road Beerescourt

2 BED | 1 LIVING | 1 BATH | 1 CAR

I have assessed this property on 21 May 2026 and advise that the expected weekly rental return would be approximately.

\$550–\$570

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 16 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 the last 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.



Heather Whyte

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

Award winning agent Heather has a passion for matching people with property they fall in love with. "I take the time to really listen and understand your wish-list so we can find your perfect home". This genuine enthusiasm, combined with her excellent sales and management background, has seen Heather rocket to Double Diamond achiever and Sales Manager in just a few short years.

Heather doesn't stop at simply listing your property. She offers excellent advice around the presentation of your home and has a solid network of contractors to ensure you are working together to achieve the best possible price. Her experienced eye for renovation also helps people to imagine a property's potential when on the home hunt.



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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