Elevated Living

3 2 2 2

12 GLAMIS AVENUE
DINSDALE





If you’re looking for a home that offers a little more flexibility for family living, then 12 Glamis Avenue is certainly worth a look.

Set on an elevated 728 m2 freehold section, this classic 1970s home offers three bedrooms upstairs, a family bathroom, separate laundry and generous living spaces.

The main lounge flows through to a second living area, with access out to the covered deck where you can enjoy the outlook across the backyard, established trees and beyond.

But what I particularly like about this home is the opportunity downstairs.

Recorded on the council files as a games room, this generous space, together with the second bathroom, offers plenty of possibilities.
Perhaps a parents’ retreat with room to create your own wardrobe area, a teenagers’ hangout where they can enjoy a little independence, or simply that extra space every growing family seems to need.

And the location is another bonus. Aberdern school zone, minutes from Dinsdale Shopping Centre, with easy access out to Raglan, Hamilton Zoo and all the conveniences of Hamilton’s west side.

With Christmas just around the corner, this home is available for settlement before Christmas, giving you the opportunity to be settled in for the holidays.


FRIDGE
O/C
































12

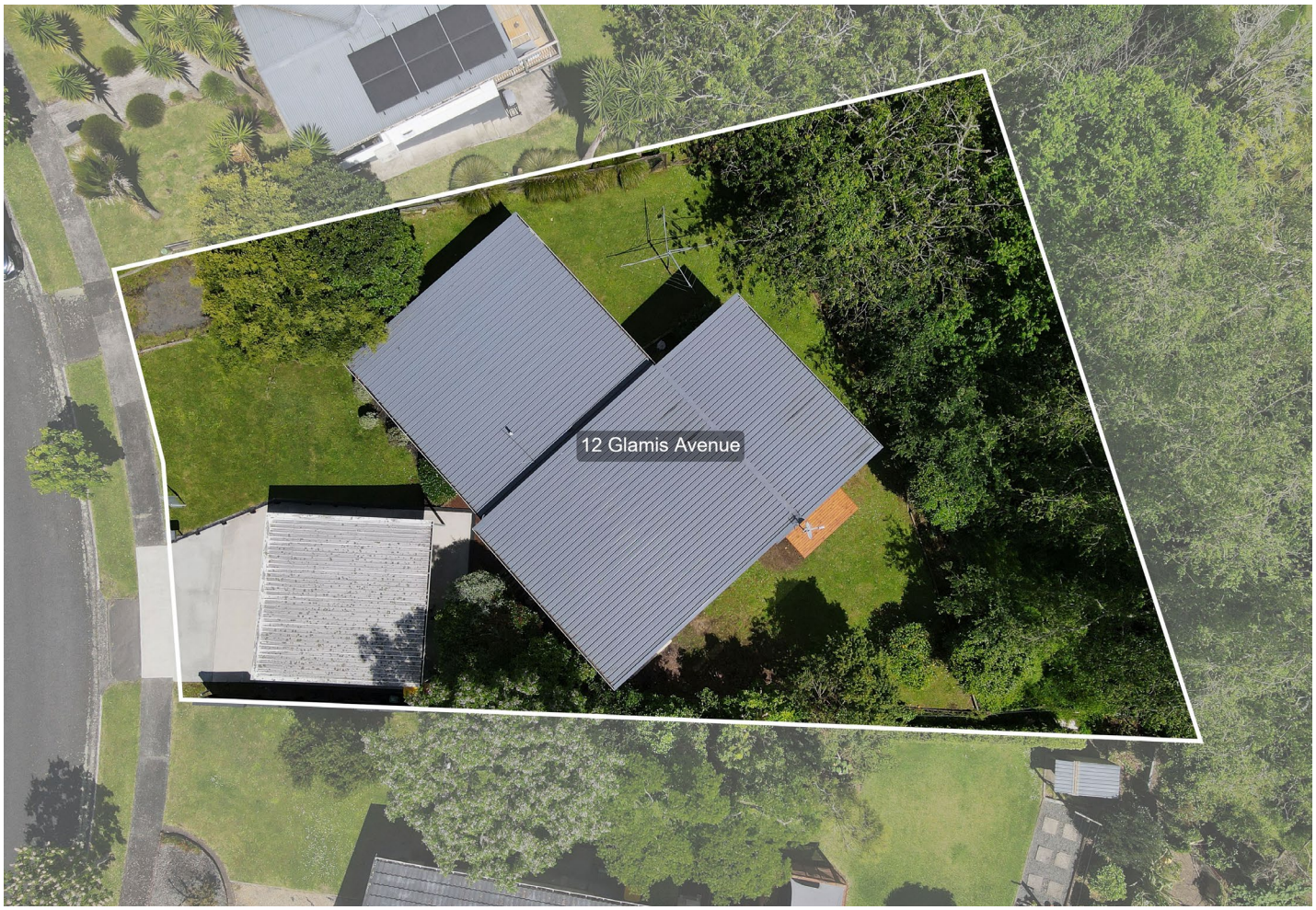











12 Glamis Avenue



The Details

LEGAL INFO

Legal Lot	23
Legal DP	16096
Record of Title	SA14B/461
Land Area	728m^2
HCC Rates	$4,414
WRC Rates	$671

LOCAL SCHOOLS

- Aberdeen School
- Frankton School
- Koromatua School
- Maeroa Intermediate School
- Hamilton's Fraser High School

LOCAL CONVENIENCES

- Dinsdale Shopping Centre
- Frankton Shops
- Bremworth Park
- Swarbrick Park
- The Base Shopping Centre
- Hamilton Zoo

CHATTELS

- Rangehood
- Wall/Under Bench Oven
- Dishwasher
- Heat Pumps x2
- Heated Towel Rails x2
- Bathroom Extractor Fan
- Bathroom Mirrors x2
- Washing Machine Taps
- Ceramic Cooktop
- Alarm (As Is)
- Rinnai Wall Heater in Hallway (As Is)
- Carpet
- Window Coverings

LISTING REFERENCE: GH23658

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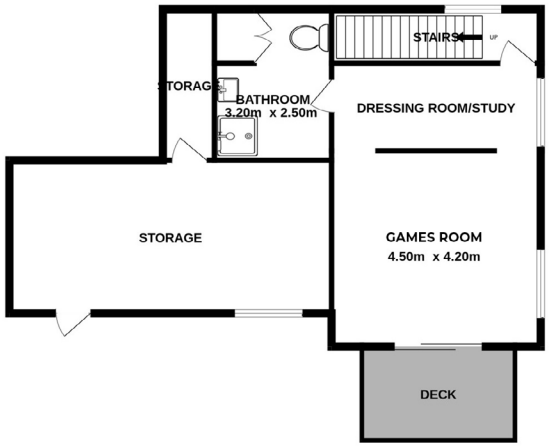
The Layout

photoplan
.co.nz

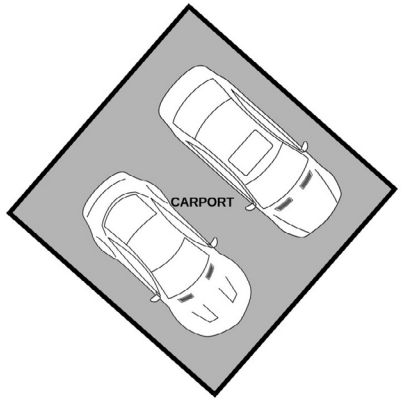
12 Glamis Avenue

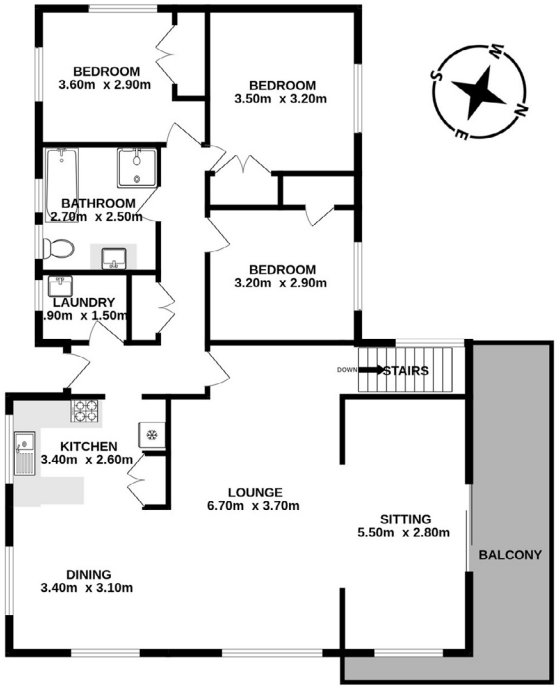
Total approx. floor area 200.3 SQM

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.



BASEMENT FLOOR





ENTRANCE FLOOR


Caernarvon Park
12 Glamis Avenue


Caernarvon Park
12 Glamis Avenue



Rental Appraisal

12 GLAMIS AVENUE
DINSDALE

I have assessed this property on 20 November 2026 and advise that the expected weekly rental return would be approximately:

$650 - $700

3 BED | 2 LIVING | 2 BATH | 2 CAR

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.

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