

Elevated Aberdeen Family Living

10 Hazelwood Avenue
Dinsdale



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About the Property —

Set in an elevated Aberdeen position, this well-presented home offers comfortable family living, generous garaging, and the bonus of flexible downstairs space.

From the moment you arrive, the home has a welcoming presence with its blend of brick and timber features, excellent off-street parking, and a double garage that will be a real highlight for those wanting extra room for vehicles, tools, hobbies, or weekend projects. Complete with a workbench and good storage options, this is a garage with genuine practicality.

Inside, the tiled entry leads through to a versatile downstairs rumpus room, along with an additional storage room that could be adapted to suit your needs. Whether you are wanting a work-from-home area, hobby room, teenage retreat, or simply extra space for everyday living, the layout provides options.

Upstairs, the home enjoys lovely natural light and a sense of privacy, with views across the neighbouring rooftops adding to the elevated feel. The living and dining area opens out to the balcony, creating an inviting spot to enjoy the outlook, relax in the sun, or entertain family and friends.

The kitchen is well equipped with gas hobs, an electric oven, and dishwasher, while the updated bathroom offers both a shower and bath. Three bedrooms, a separate laundry, and central gas heating further add to the comfort and practicality of the home.

Positioned on a generous 875m² section, this property is conveniently located close to Aberdeen School, local shops, and everyday amenities. A great option for families, buyers wanting space, or those looking for a home with excellent garaging and flexibility.



















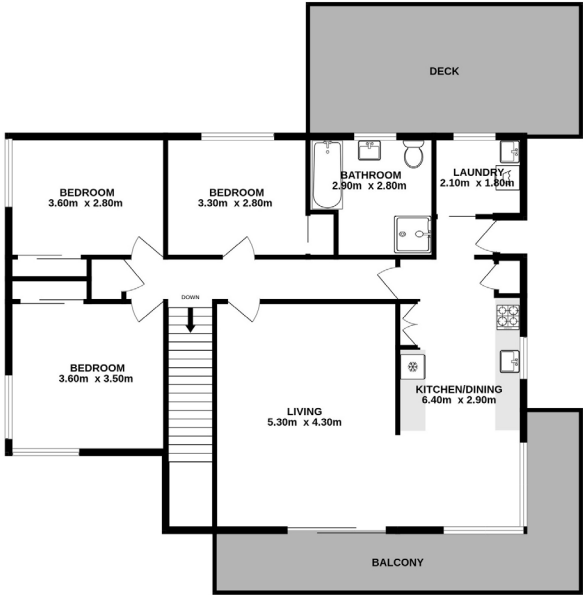
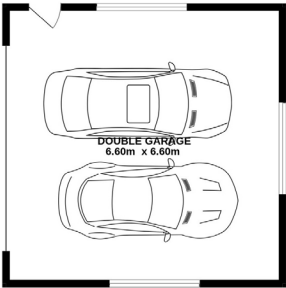
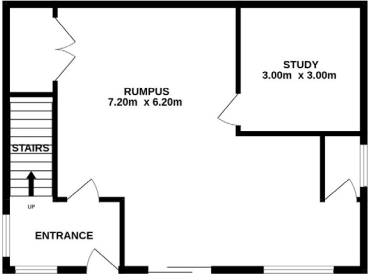






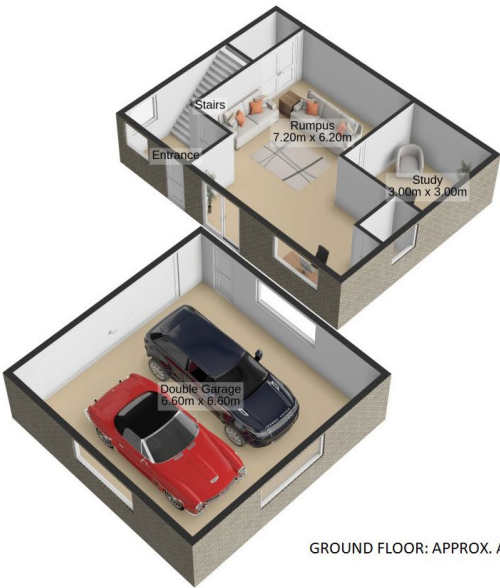
10 Hazelwood Avenue

Total approx. floor area 205.2 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.

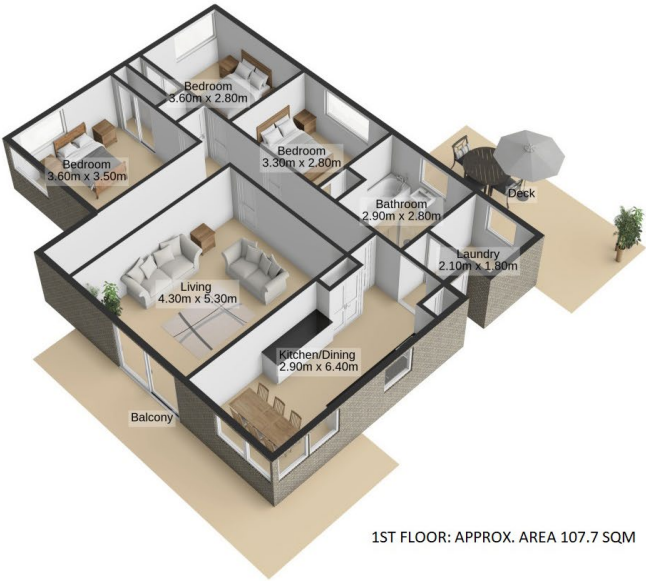


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GROUND FLOOR: APPROX. AREA 97.5 SQM



1ST FLOOR: APPROX. AREA 107.7 SQM

Additional Information —

Legal Description		Local Schools	Local Conveniences
Legal Lot	Lot 97	St Columbus Primary School	Dinsdale Shopping Centre
Legal DP	DPS15270	Aberdeen Primary School	Frankton Shops
Record of Title	SA16D/968	Frankton Primary School	Kahikatea Drive South
Land Area	875m²	Maeroa Intermediate School	Bremworth Park
HCC Rates	\$3,859.97	Hamiltons Fraser High School	Swarbrick Park
WRC Rates	\$617.46		Taitua Arboretum
Year Built	1970-1979		Tills Landing Scenic Walk
			Waikato Hospital

Chattels			
Stove	Kitchen Waste Disposal	Garage Door Remote	Clothesline
Dishwasher	Light Fittings	Fixed Floor Coverings	Workbench in Garage
Garden Shed	Smoke Detector	Gas Hob	Speakers in Lounge x2
Auto Garage Door	Heated Towel Rail	Bathroom Extractor Fan	
Rangehood	Window Coverings	Bathroom Mirror	



Rental Appraisal —

10 Hazelwood Avenue Dinsdale

3 BED | 1 LIVING | 1 BATH | 2 CAR

I have assessed this property on 2 July 2026 and advise that the expected weekly rental return would be approximately.

\$640–\$680

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

**Property
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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