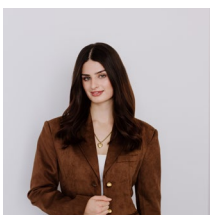


# Solid Brick & Tile Start

8 Leslie Place  
Deanwell



**Brooklyn Hayde**

Sales Consultant

021 283 8222

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**Heather Whyte**

Sales Consultant

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## About the Property —

Welcome to 8 Leslie Place - a tidy and well-presented brick and tile two-bedroom unit offering comfort, flexibility, and fantastic value in a convenient location.

Perfect for first-home buyers, downsizers, or investors, this home is move-in ready while still offering exciting potential to add further value over time.

Inside, you'll find two comfortable bedrooms, a practical layout, and light-filled living spaces designed for easy everyday living. The converted garage is currently being used as a third bedroom, but could just as easily serve as a rumpus room, home office, gym, or hobby space depending on your needs. The garage continues to offer space for a small car or motorbikes, while also providing excellent storage options.

Set on a crosslease title, the property also enjoys a large private front yard that is fully fenced, creating the perfect space for kids, pets, entertaining, or simply relaxing outdoors in your own secure setting.

Positioned in a convenient location, the property is close to key local amenities including Waikato Hospital, Glenview Shopping Centre, and Deanwell School. Everything you need is within easy reach, making day-to-day living simple and accessible for families, professionals, and investors alike.

Affordable, versatile, and packed with potential, 8 Leslie Place is one you won't want to miss.











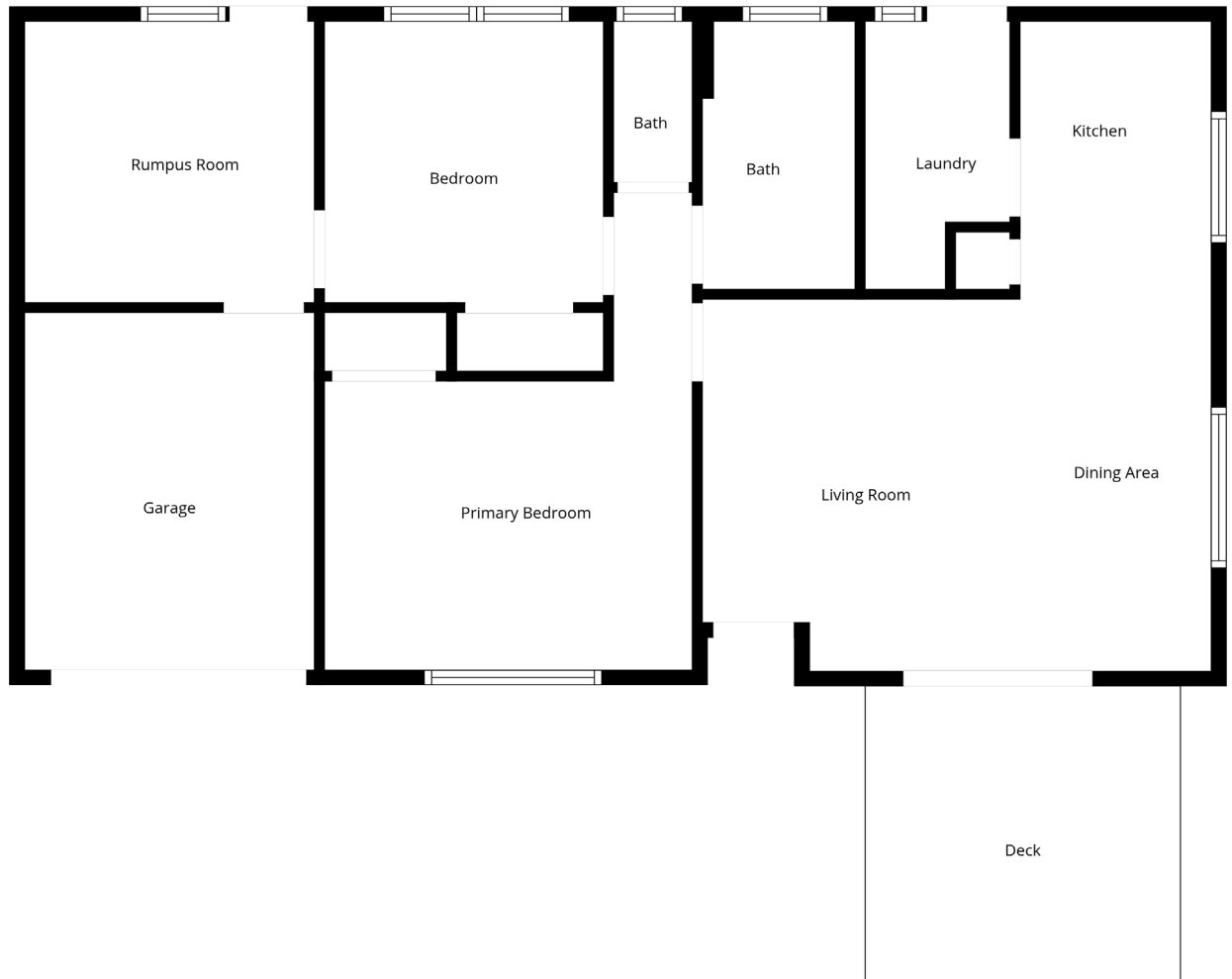






Boundary lines are indicative only





Floor Plan Created By Ramen Media. Measurements Deemed Highly Reliable But Not Guaranteed.

## Additional Information —

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### Legal Description

<b>Legal Lot</b>	Unit 19
<b>Legal DP</b>	DPS21933
<b>Record of Title</b>	SA22C/1004
<b>HCC Rates</b>	\$2,666.03
<b>WRC Rates</b>	\$432.87
<b>Year Built</b>	1976

### Local Schools

Deanwell Primary School  
 Southcity Christian School  
 St Pius X Catholic School  
 Mangakōtukutuku College

### Local Conveniences

Deanwell Park  
 Resthills Park  
 Urlich Avenue Shops  
 Glenview Shopping Centre  
 Gallagher Aquatic Centre  
 Easy Access to Waikato Hospital

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### Chattels

Stove	Bathroom Extractor Fans	Clothesline	Heat Pump
Dishwasher	Window Coverings	Washing Machine Taps	Heat Pump Remote x1
Smoke Detector	TV Bracket	Kitchen Extractor Fan	

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## Rental Appraisal —

# 8 Leslie Place Deanwell

2 BED | 1 LIVING | 1 BATH

I have assessed this property on 30 April 2026 and advise that the expected weekly rental return would be approximately.

# \$540–\$550

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**



## Brooklyn Hayde

021 283 8222 [brooklyn.hayde@lugtons.co.nz](mailto: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.



## Heather Whyte

027 239 2751 [heather.whyte@lugtons.co.nz](mailto: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.



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