

Love at First Sight

21 Merlin Close
Huntington



Terry Ryan

Sales Consultant

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Heather Whyte

Sales Consultant

027 239 2751

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About the Property —

Positioned in a popular family-friendly Huntington cul-de-sac, 21 Merlin Close is truly picture perfect, both inside and out.

From the moment you arrive, you'll appreciate the care and attention that has gone into creating this beautifully presented property. Offering three bedrooms, an office and two separate living areas, there's plenty of space here for families to spread out and enjoy.

The home has been thoughtfully upgraded with new double glazing, while quality chattels throughout add a real sense of comfort and style. Year-round living is well catered for with full insulation, an extensive solar heating system, and the flexibility of three heat pumps to keep everyone comfortable. Your energy costs are minimal all year round.

Indoor-outdoor flow is a standout feature, with seamless access to a superb entertaining area. The Bowranda creates a sheltered, private space you can enjoy in any season, overlooking beautifully landscaped grounds on a sunny and private 604sqm section. There's even a covered spa pool – the perfect spot to relax at the end of the day.

Set within an excellent neighbourhood, this is a home that offers both lifestyle and location in equal measure.

Our motivated vendors have already purchased and are ready to see a result – making this an opportunity not to be missed.



















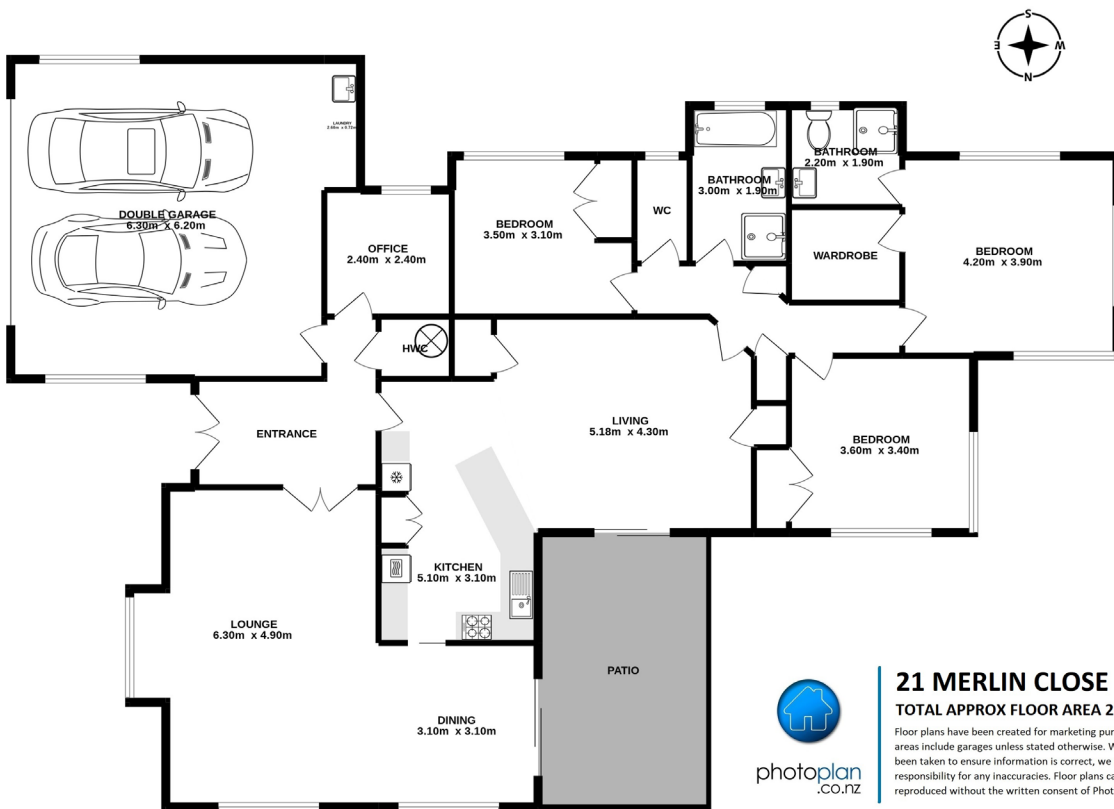






21 MERLIN CLOSE
TOTAL APPROX FLOOR AREA 205.0 SQM

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

Legal Lot	Lot 33
Legal DP	DP328011
Record of Title	113875
Land Area	604m ²
HCC Rates	\$5,316.98
WRC Rates	\$838.46
Year Built	2004

Local Schools

Hukanui School
St Paul's Collegiate
Fairfield Intermediate

Local Conveniences

Chartwell Shopping Centre
Volare Café
Wayward Pigeon Bar & Restaurant
Main Arterial Roads
Waikato Expressway
Rototuna/St James Cafes, Supermarkets & Amenities

Chattels

Rangehood	Garage Door Remotes x3	Water Filter	Spa Pool (as is)
Dishwasher	Garden Shed x3	TV Bracket	HRV Ventilation System
Kitchen Waste Disposal	Light Fittings	Clothesline	Wooden Shutters (Main Bedroom/Bathroom)
Smoke Detector	Window Coverings	Washing Machine Taps	Skope Electric Heater
Bathroom Extractor Fans x2	Fixed Floor Coverings	Wall Oven	Bowranda + x3 Screens
Heat Pumps x3	Auto Garage Door	Burglar Alarm	Fronius Solar System with 22 Panels
Heated Towel Rail x2	Cooktop (Induction)	Bathroom Mirrors x2	



Rental Appraisal —

21 Merlin Close Huntington

3 BED + OFFICE | 2 LIVING | 2 BATH | 2 CAR

I have assessed this property on 16 June 2026 and advise that the expected weekly rental return would be approximately.

\$730–\$760

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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