

More Than Meets The Eye

19 Moreland Avenue
Pukete



Terry Ryan

Sales Consultant

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About the Property —

Positioned in a popular and family-friendly pocket of Pukete, this solid brick home offers space, comfort, and exciting potential for the next owner.

Step inside and you'll immediately appreciate the spacious, sun-filled living area, designed to capture natural light and create a warm, welcoming environment for everyday living. The home features three well-proportioned bedrooms, plus a large office/hobby room and two bathrooms, making it an ideal option for growing families or those needing extra space.

Recently refreshed, the property boasts a brand new kitchen, along with new carpet and flooring throughout, giving the home a fresh and modern feel while still leaving room to add your own personal touches over time.

Comfort is well catered for with a heat pump and DVS system, ensuring a dry and comfortable home year-round.

Set on a generous 684sqm (more or less) section, there's plenty of room for kids and pets to play, with scope to further enhance or add value in the future. The low-maintenance brick construction with aluminium joinery provides peace of mind, while internal access garaging adds everyday convenience.

Located close to quality schooling and local amenities, this is a smart option for buyers seeking a practical home in a well-regarded area.

With vacant possession available, you can move in and make it your own straight away.

A solid, affordable home with room to grow — this is one you won't want to miss.





















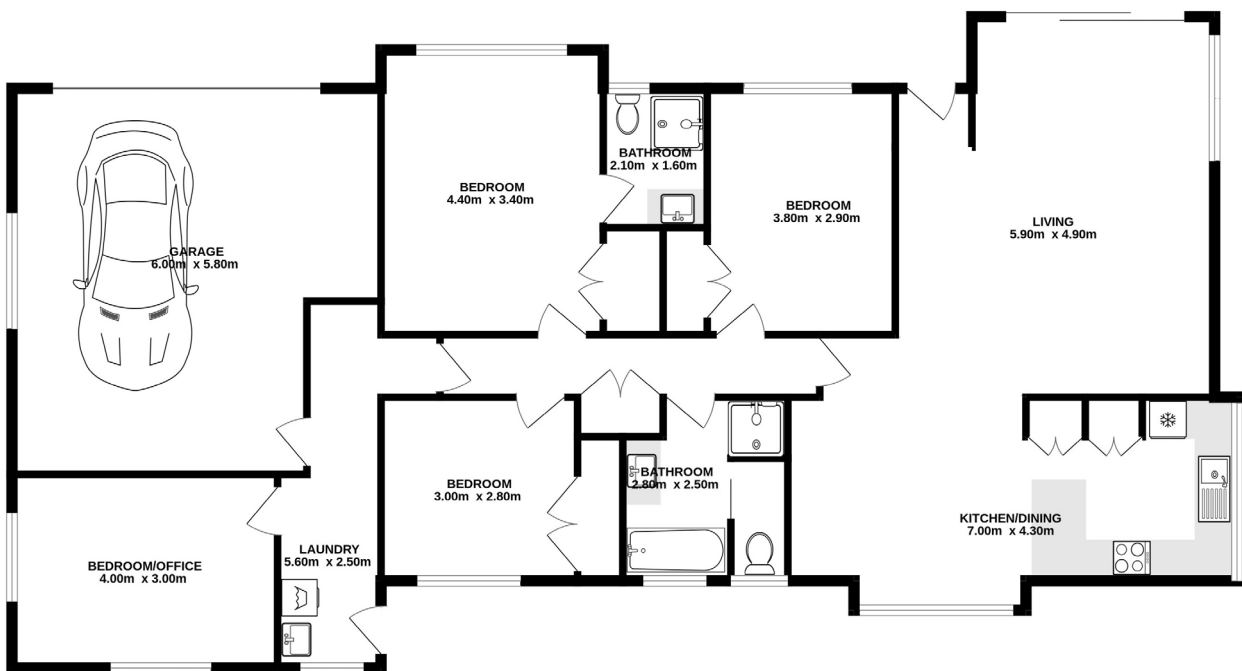




19 Moreland Avenue

Total approx. floor area 170.0 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.



Additional Information —

Legal Description

| | |
|------------------------|-------------------|
| Legal Lot | Lot 7 |
| Legal DP | DPS57718 |
| Record of Title | SA47B/737 |
| Land Area | 684m ² |
| HCC Rates | \$4,386.11 |
| WRC Rates | \$697.40 |
| Year Built | 1995 |

Local Schools

Te Rapa School
 Te Kopuku High School
 St Andrews Middle School

Local Conveniences

The Lookout Bar & Resturant
 Te Rapa Amenities
 Te Awa The Base
 Ashurst Park
 Waikato River Walks & Trails
 Main Arterial Routes

Chattels

| | | | |
|----------------|---------------------------|-----------------------|--------------------------|
| Stove | Bathroom Extractor Fan x1 | Window Coverings | Bathroom Mirrors x2 |
| Rangehood | Heat Pump | Fixed Floor Coverings | Ventilation System (DVS) |
| Cooktop/Hob | Garage Door Remote x1 | Auto Garage Door | Shower Domes x2 |
| Dishwasher | Garden Shed | Clothesline | |
| Smoke Detector | Light Fittings | Washing Machine Taps | |



Rental Appraisal —

19 Moreland Avenue Pukete

3 BED + OFFICE | 1 LIVING | 2 BATH | 1 CAR

I have assessed this property on 27 May 2026 and advise that the expected weekly rental return would be approximately.

\$700–\$740

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
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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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