

# The Perfect Blend

7 Myrtle Street  
Hamilton East



**Terry Ryan**

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## About the Property —

Bordering the Hamilton East and Claudelands boundary, this beautifully presented home is a true surprise package — where timeless character meets thoughtful contemporary living.

From the moment you step inside, you'll be captivated by the rich natural timber features that flow throughout the home, celebrating its 1930s heritage while creating a warm, inviting atmosphere. These character elements are perfectly balanced by a carefully considered extension completed in 2005, seamlessly blending contemporary design with the home's original charm.

At the centre of the home, a bespoke kitchen anchors the open plan living, designed for both everyday ease and effortless entertaining. Sliding cedar doors open out to a sun-soaked wrap-around deck, creating a natural connection between indoor and outdoor living.

Offering excellent flexibility, the layout can be configured as four bedrooms with one living, or three bedrooms with the added benefit of a second living space — ideal for families or those wanting options. The home is serviced by two separate bathrooms, providing practicality for busy households.

Comfort is assured year-round with insulation both top and bottom, two heat pumps, and an HRV system, while additional upgrades such as new guttering add further peace of mind.

Set on a private, easy-care 433sqm section, the property also features single garaging with internal access. The location is superb — just minutes' walk to the CBD and Hamilton East amenities, and zoned for both Hamilton Boys' and Girls' High Schools.

A home that beautifully honours its character while embracing modern living — this is one you'll want to experience for yourself.























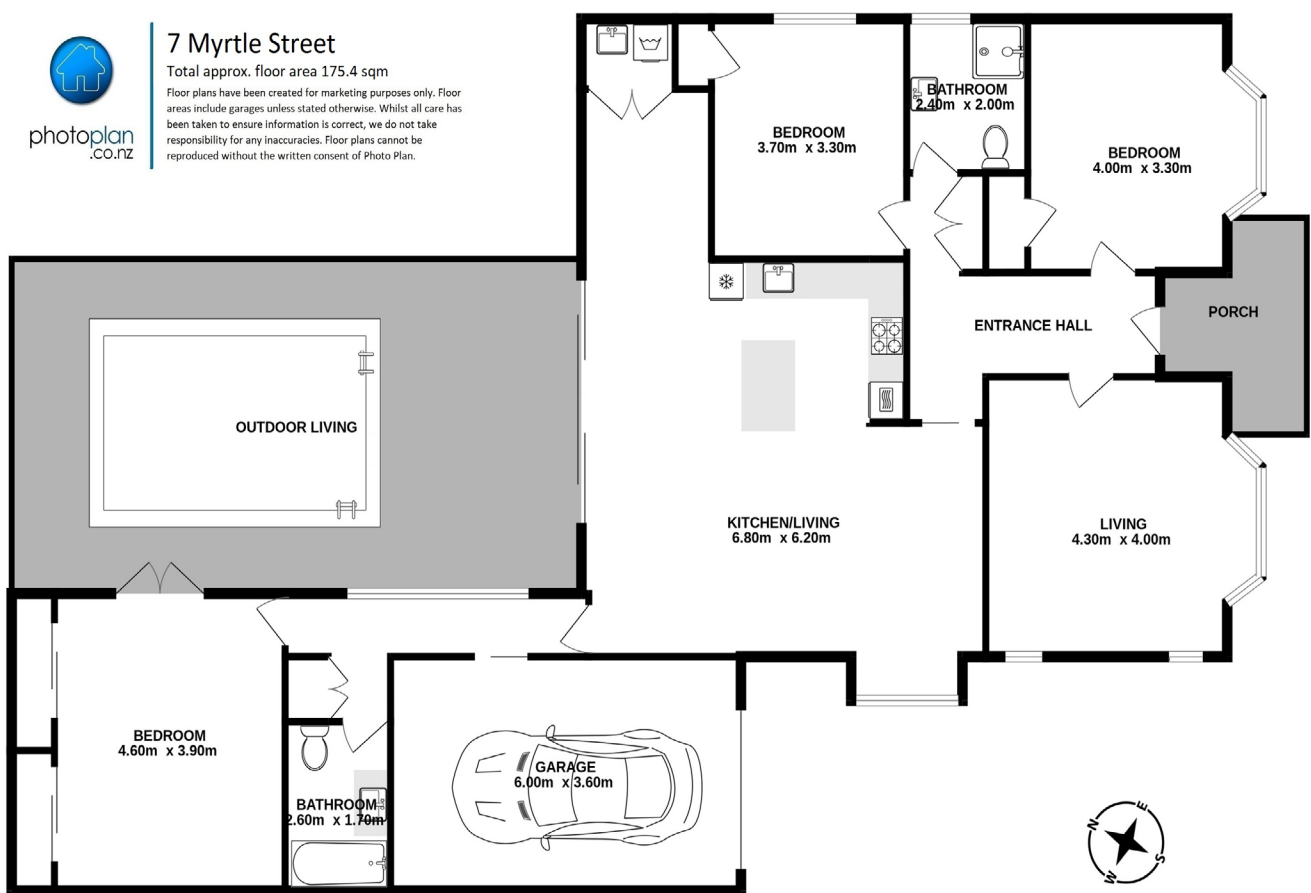


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### 7 Myrtle Street

Total approx. floor area 175.4 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 —

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### Legal Description

<b>Legal Lot</b>	Part Lot 21
<b>Legal DP</b>	DP7000
<b>Record of Title</b>	SA309/214
<b>Land Area</b>	433m <sup>2</sup>
<b>HCC Rates</b>	\$3,819.50
<b>WRC Rates</b>	\$608.40
<b>Year Built</b>	1934

### Local Schools

Hamilton East School
Hamilton Boys' High School
Hamilton Girls' High School
Peachgrove Intermediate
Marion Catholic School
Sacred Heart Girls' College
Southwell School

### Local Conveniences

Hamilton CBD
The Kirk Cafe
Waikato River Walks and Trails
Claudlands Park
Claudlands Event Centre
Parana Park
Hamilton East Shops & Amenities

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### Chattels

Rangehood	Fixed Floor Coverings	Water Filter	Burglar Alarm
Wall/Under Bench Oven	Light Fittings	Smoke Detectors	Bathroom Mirrors x2
Cooktop/Hob	Bathroom Extractor Fan x1	Clothesline	Garage Door (Auto)
Dishwasher	Garage Door Remote x1	Washing Machine Taps	Ventilation System
Heat Pumps x2	Window Coverings	Garden Shed	Pool Equipment
Heated Towel Rail x1			

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## Rental Appraisal —

# 7 Myrtle Street Hamilton East

3 BED | 2 LIVING | 2 BATH | 1 CAR

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

# \$660-\$690

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**

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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

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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](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.



## 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.



## Ben Moore

027 737 9799 [ben.moore@lugtons.co.nz](mailto: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](mailto: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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