

Space to Grow, Room to Enjoy.



39 RADIATA STREET | FAIRVIEW DOWNS

3 BED | 1 LIVING | 1 BATH | 1 CAR





If you've been looking for a home that gives you space, comfort and a great start on the property ladder, 39 Radiata Street is well worth a look.

One of the real highlights here is the 818m² section — flat, spacious and with a fully fenced backyard that's ideal for children and pets. There is plenty of room to enjoy as it is, and if a swimming pool is on your future wish list, there's certainly space to create one for those long summer days. Unfortunately the pool that is there - the vendors want to take with them.

Inside, the home offers three bedrooms, an upgraded bathroom with a bathtub, separate shower, and comfortable year-round living with both a heat pump and wood fire. The main living area flows down into a covered outdoor entertaining space, creating an easy extension of the home and a great spot for barbecues, outdoor dining or relaxing with friends and family.

Practical features include aluminium joinery, Gas Infinity hot water, a SmartVent ventilation system, and a double garage providing valuable parking and storage. Gates that open out to the back yard for parking a trailer - and a Garden shed for those little extras you want to keep out of the garage.

The location adds another layer of convenience. Greenhill Shopping Centre is close by, whether it's a coffee from Volare, dinner out or an easy takeaway night. Chartwell Shopping Centre is also within easy reach, while quick access to the expressway makes getting around Hamilton and beyond straightforward.

For first-home buyers, this is a fantastic opportunity to secure a home where much of the work has already been done. Move in, settle in and enjoy the space — just as the current family has.

39 Radiata Street — a great first home, a generous section and plenty of room for the future.



Legal Information

Legal Lot	3
Legal DP	DPS49712
Record of Title	SA43C/725
Land Area	818m ²
HCC Rates	\$4,016.50
WRC Rates	\$615.49
Year Built	1989

Local Schools

- Insoll Ave School
- Fairfield Intermediate
- Peachgrove Intermediate
- Fairfield College

Local Conveniences

- Raymond Park
- Porritt Stadium
- Chartwell Shopping Centre
- Greenhill Shops
- Wayward Pigeon Restaurant & Bar
- Easy Access to Main Arterial Routes

Chattels

Stove	Security Alarm (as is, not working)
Dishwasher	Garden Shed
Auto Garage Door	Bathroom Mirror
Rangehood	Clothesline
Kitchen Waste Disposal	Ceiling Fan
Heat Pump	Ventilation System (Smart Vent)
Light Fittings	TV Bracket
Smoke Detectors	
Window Coverings	
Bathroom Extractor Fan	
Garage Door Remote x1	
Fixed Floor Coverings	













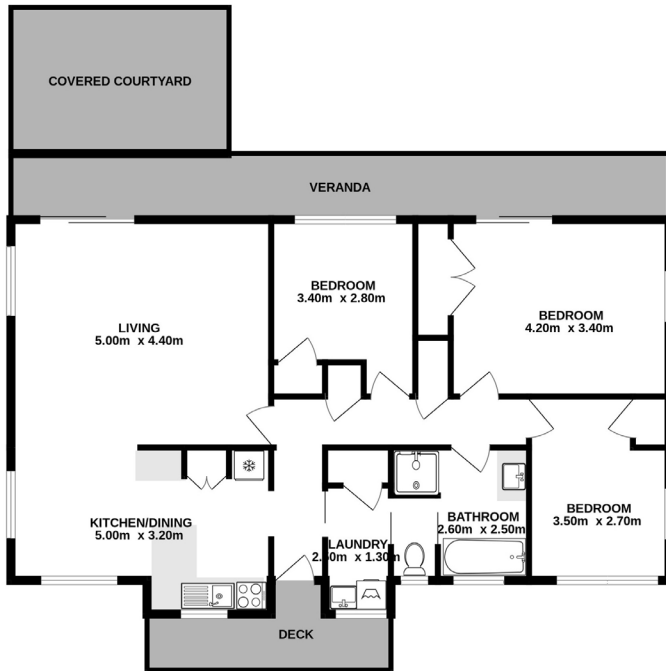








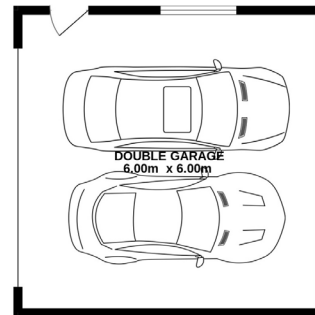




39 Radiata Street

Total approx. floor area 131.7 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.



39 Radiata Street

Total approx. floor area 131.7 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.





Rental Appraisal

3 BED | 1 LIVING | 1 BATH | 1 CAR

39 RADIATA STREET | FAIRVIEW DOWNS

I have assessed this property on 1 October 2026 and advise that the expected weekly rental return would be approximately.

\$650—\$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.

Yvette Mclean

Property Manager

027 278 8257 YVETTE.MCLEAN@LUGTONS.CO.NZ

**Property
Management**
by **Lugtons**



Heather Whyte

Residential & Lifestyle Salesperson

027 239 2751 HEATHER.WHYTE@LUGTONS.CO.NZ

Over the past 12 years, Heather 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 and a well-managed process.



Terry Ryan

Residential Salesperson

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.



Ben Moore

Sales Consultant

027 737 9799 BEN.MOORE@LUGTONS.CO.NZ

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

Executive Assistant

ADMIN.TERRYRYAN@LUGTONS.CO.NZ

Emma brings over 6 years of real estate expertise as an agent and an assistant. Emma is a licensed agent and has bachelor's degree in communications specializing in Public Relations. Her bubbly personality, hardworking ethic and exceptional organizational skills, make her a valuable asset.



Heather Whyte

Residential & Lifestyle Salesperson

027 239 2751

HEATHER.WHYTE@LUGTONS.CO.NZ



Terry Ryan

Residential Salesperson

021 909 978

TERRY.RYAN@LUGTONS.CO.NZ

Listing Reference: GH23487

Photos and floor plan are the property of Lugtons Real Estate and are not to be used without prior consent. Licensed under the Real Estate Agents Act 2008.