

Your Entry into Flagstaff.



34 RIDGEDALE CRESCENT | FLAGSTAFF

3 BED | 1 LIVING | 2 BATH | 2 CAR





If you have been looking for an affordable way into the Flagstaff–Rototuna area and its sought-after schooling, 34 Ridgedale Crescent could be the opportunity you have been waiting for.

Offering three bedrooms, two bathrooms and double garaging, this home has been designed with easy everyday living in mind.

At the heart of the home is a light-filled open-plan living, dining and kitchen area, creating a practical and welcoming space for both family life and entertaining. The kitchen is well appointed with contemporary stone-finish benchtops, while a heat pump helps keep the home comfortable through the seasons.

From the living area, step outside to an entertaining area that offers plenty of scope for the new owners to add their own inspiration. Create a private alfresco retreat, add some landscaping, outdoor furniture or shelter, and turn this space into somewhere special for summer barbecues, relaxed evenings and entertaining with family and friends.

The master bedroom enjoys its own ensuite and is thoughtfully positioned away from the remaining two bedrooms, which are serviced by the main family bathroom.

The location makes everyday life easy. Rototuna Library and the Rototuna Village hub are within an easy walk or short drive, putting a supermarket, cafés and dining options, hairdresser, Pilates studio and other everyday conveniences close at hand. Add to that nearby parks, sought-after schooling and easy access to the Waikato Expressway on-ramp, and you have a location that makes getting around Hamilton — or heading further afield — incredibly convenient.

With double garaging and additional off-street parking, there is plenty of practicality here too.

For first-home buyers, young families or anyone wanting to secure a foothold in the Flagstaff–Rototuna area, 34 Ridgedale Crescent represents a smart opportunity to move in, enjoy and make it your own.



Legal Information

Legal Lot	84
Legal DP	DP504587
Record of Title	759574
Land Area	306m ²
HCC Rates	\$4,325.87
WRC Rates	\$654.88
Year Built	2010-2019

Local Schools

- Te Ao Marama Primary School
- Fairfield Intermediate
- Rototuna Junior High School
- Rototuna Senior High School

Local Conveniences

- Flagstaff Park
- Discovery Park
- Hare Puke Shopping Centre
- Rototuna Shopping Amenities
- Rototuna Library
- The Base/Te Awa Shopping Centre
- Horsham Downs Golf Club
- Easy Access to Main Arterial Routes
- Hare Puke Playground

Chattels

Dishwasher	Cooktop (Ceramic)
Security Alarm	Bathroom Mirror
Auto Garage Door	Fixed Floor Coverings
Rangehood	
Heat Pump	
Light Fittings	
Wall/Under Bench Oven	
Bathroom Extractor Fan	
Garage Door Remote	



















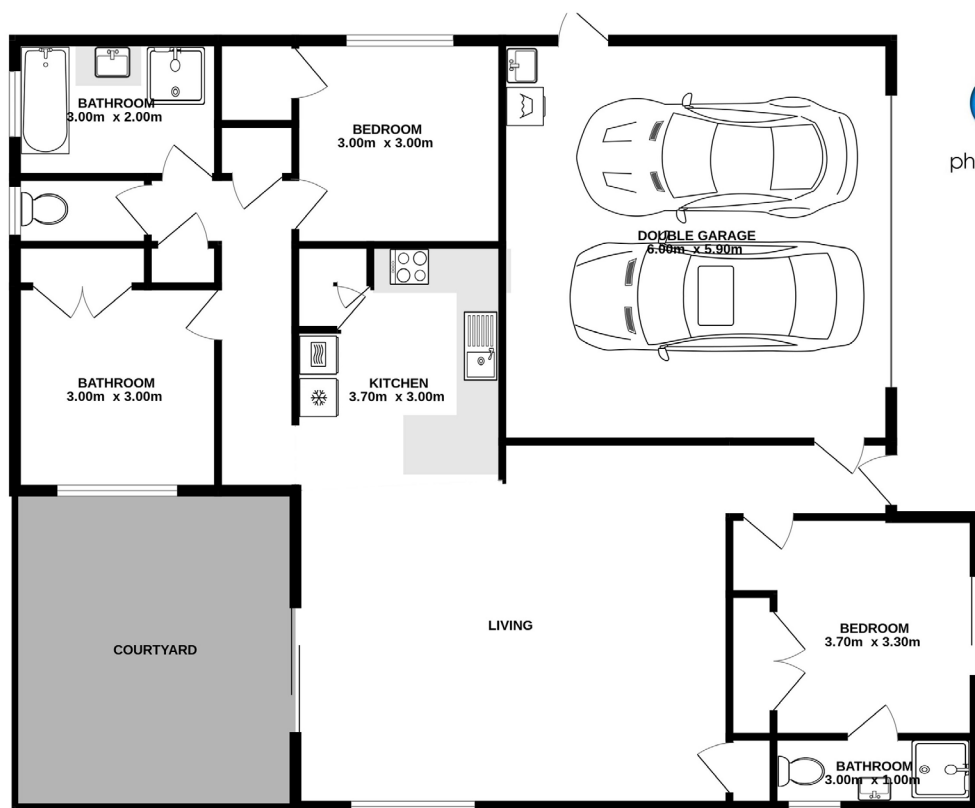
Te Ao Mārama School

34 Ridgedale Crescent

To Waikato Expressway

34 Ridgedale Crescent







Rental Appraisal

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

\$700—\$750

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

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**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

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Terry Ryan

Residential Salesperson

021 909 978

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Listing Reference: GH23479

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