

Spacious Family Living

94 Wentworth Drive
Rototuna North



Heather Whyte

Sales Consultant

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About the Property —

Deadline Sale: All offers in by 12pm, Tuesday 14th July 2026 (unless sold prior)

Privately positioned on a rear section, this spacious family home offers the perfect balance of comfort, privacy, and convenience in one of Rototuna North's most sought-after locations.

Set on a generous 732m² section, the home provides 220m² of well-designed living, with four double bedrooms, two separate living areas, a family bathroom, ensuite, and a double internal-access garage.

The updated kitchen sits at the heart of the home, connecting easily with the family and dining area, while a separate lounge provides valuable extra space for families to spread out. The carpet has also been updated since the home was built, adding to the comfort and fresh feel throughout.

Outdoor living is a real feature here, with expansive decking flowing out to the landscaped and fully fenced section. The private setting creates a great space for entertaining, children, pets, or simply enjoying time at home. There is also an outdoor wash tub, ideal for the fisherman of the family or for practical everyday use.

Additional features include two heat pumps, gas hot water, aluminium joinery, brick exterior, a walk-through laundry into the double garage, and plenty of off-road parking.

Families will love the location, with proximity to some of Hamilton's most sought-after schooling, including Rototuna Junior and Senior High Schools, Te Totara Primary and Fairfield Intermediate. There is also easy access into the city, local amenities, and northbound routes out of Hamilton.

Private, practical, and positioned for family living, 94 Wentworth Drive is a home that delivers space, comfort, and convenience in a location always in demand.





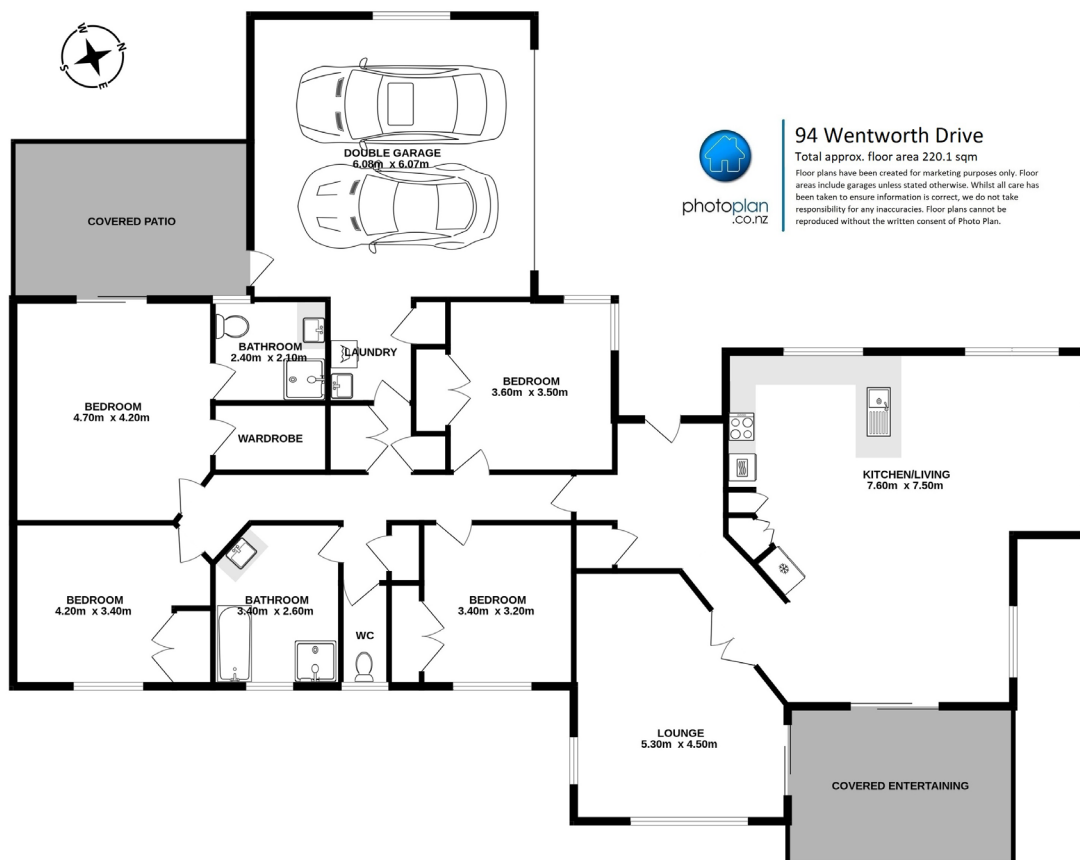












Additional Information —

Legal Description		Local Schools	Local Conveniences
Legal Lot	Lot 60	Te Totara Primary School	Eden, Grosvenor & Te Manatu Parks
Legal DP	DP348731	Rototuna Junior High School	Rototuna Shopping Centre
Record of Title	200053	Rototuna Senior High School	Borman Shopping Centre
Land Area	732m²	Fairfield Intermediate	Callum Brae Family Golf
HCC Rates	\$5,013.43	Hamilton Christian School	Rototuna Library
WRC Rates	\$791.38	Waikato Waldorf School	Zealong Tea Estate
Year Built	2000-2009		Easy Access to Main Arterial Routes

Chattels

Dishwasher	Light Fittings	Fixed Floor Coverings	Front Gate (as is)
Auto Garage Door	Window Coverings	Central Vacuum (as is)	
Rangehood	Cooktop/Hob	Wall Oven	
Heat Pump x2	Garage Door Remote x1	Ventilation System (Smart Vent)	



Rental Appraisal —

94 Wentworth Drive Rototuna North

4 BED | 2 LIVING | 2 BATH | 2 CAR

I have assessed this property on 24 June 2026 and advise that the expected weekly rental return would be approximately.

\$770–\$795

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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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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