

Estate Sale

11 Arlington Court
Rototuna North



Terry Ryan

Sales Consultant

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Heather Whyte

Sales Consultant

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About the Property —

Positioned in a quiet cul-de-sac in the heart of Rototuna North, this spacious brick and tile home offers comfort, convenience, and exciting potential.

Designed with easy living in mind, the home features generous, sun-filled living areas that create a warm and welcoming hub for everyday life and entertaining. The layout is practical and family-friendly, with three well-proportioned bedrooms and two bathrooms, ensuring space for everyone.

Double internal access garaging is complemented by excellent off-street parking, making it ideal for families, guests, or those with extra vehicles. Set on a private and easy-care 450sqm section, you'll enjoy just the right balance of outdoor space without the maintenance, with the fully fenced back yard being ideal for kids and pets.

Well-presented throughout, the home is tidy and comfortable as is, while still offering scope to add value and make it your own over time.

Location is key, and this property delivers. Zoned for excellent schools and just minutes from Rototuna and St James shopping centres, you'll also love the proximity to local parks and everyday amenities.

A solid home in a sought-after location—ready for you to move in and make it your own.





















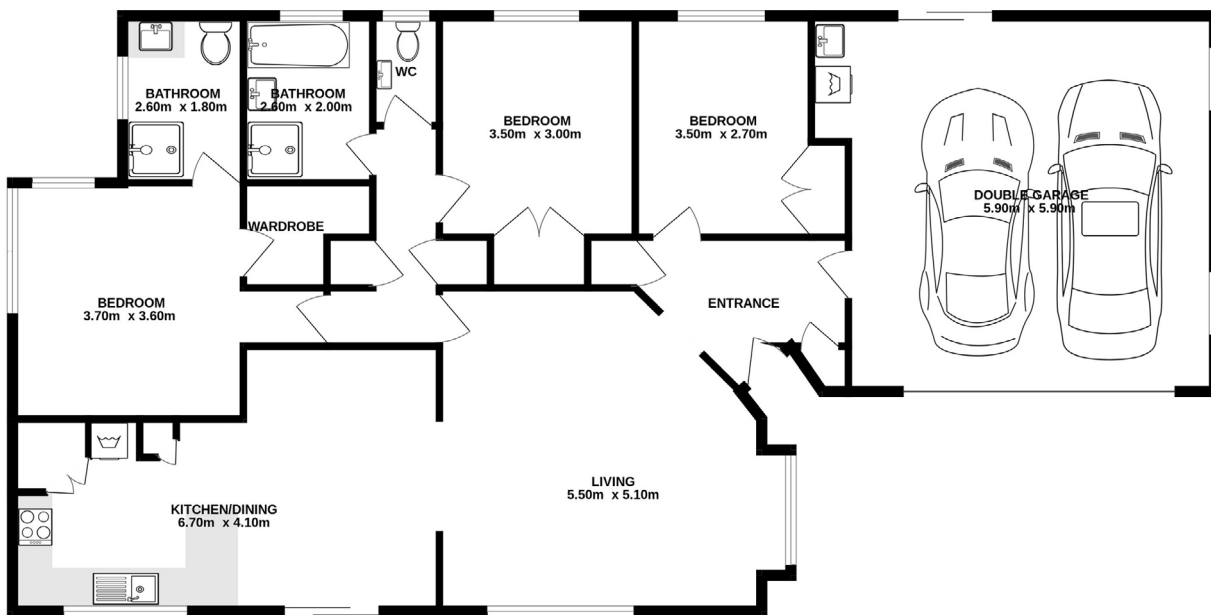




11 Arlington Court

Total approx. floor area 158.7 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.



Additional Information —

Legal Description

Legal Lot	Lot 38
Legal DP	DP307657
Record of Title	29751
Land Area	450m ²
HCC Rates	\$4,183.75
WRC Rates	\$664.89
Year Built	2002

Local Schools

Te Totara Primary School
 Hamilton Christian School
 Rototuna Junior High School
 Rototuna Senior High School

Local Conveniences

New World Rototuna
 Thomas Road Cafes & Amenities
 Woolworths St James
 Te Manatu Park
 Main Arterial Roads
 Waikato Expressway

Chattels

Stove	Light Fittings	Fixed Floor Coverings	Wall Oven
Dishwasher	Smoke Detector	Cooktop	Bathroom Mirror
Auto Garage Door	Heated Towel Rail	Clothesline	Ventilation System (HRV)
Rangehood	Window Coverings	Washing Machine Taps	Security Door
Kitchen Waste Disposal	Garage Door Remote x1	Garden Shed	



Rental Appraisal —

11 Arlington Court Rototuna North

3 BED | 1 LIVING | 2 BATH | 2 CAR

I have assessed this property on 25 June 2026 and advise that the expected weekly rental return would be approximately.

\$675–\$700

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
terryryan.co.nz





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 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. These results come from the personal interest Terry takes in every property he is entrusted with. Your property is not just another listing; it is something you have worked hard for, cared for, and no doubt has a special significance to you. Accordingly, Terry will ensure it is marketed to receive maximum exposure and attract the best price the market has to offer.



Heather Whyte

027 239 2751 heather.whyte@lugtons.co.nz

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

Heather places genuine importance on every client and every property she represents. With patience, persistence and a personalised marketing plan, she provides clear, informed direction every step of the way, helping her clients feel confident, supported and well positioned to achieve the best result.



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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