

Lock in Riverlea.



30 MALCOLM STREET | RIVERLEA

3 BED | 2 LIVING | 2 BATH | 2 CAR





If you've been looking for an affordable way into sought-after Riverlea, 30 Malcolm Street is well worth a look.

Positioned on an elevated, north-facing 688sqm family size section, this three-bedroom, two-bathroom home offers plenty of space and a fantastic location.

For the Lockwood lovers, this one is definitely worth checking out. High timber ceilings and Lockwood features throughout give the home its distinctive style and warmth, while the bonus mezzanine floor adds another versatile space that could be used as an office, second living area or whatever suits your needs.

The home offers three bedrooms, one main living area and two bathrooms, making it a practical option for families, first-home buyers or those looking to secure a foothold in this popular suburb. You'll also enjoy excellent school zones, with the Waikato River walk and bike trails conveniently close by for easy access to the outdoors.

Entry-level Riverlea opportunities don't come along every day, so if you're a Lockwood fan looking for a home in a sought-after location, make sure 30 Malcolm Street is on your list.



Legal Information

Legal Lot	2
Legal DP	DPS24959
Record of Title	SA24A/360
Land Area	688m ²
HCC Rates	\$5,033.00
WRC Rates	\$762.02
Year Built	1984

Local Schools

- Hillcrest Normal School
- Berkley Normal Middle
- Hillcrest High School
- St John’s College
- Marion Catholic School

Local Conveniences

- Waikato River Walks & Trails
- Hamilton Gardens & Cafe
- Hillcrest Shops & Amenities
- New World Hillcrest
- Main Arterial Roads

Chattels

Stove	Ceiling Fan (as is)
Dishwasher	Gas Heater (as is)
Garden Shed	Washing Machine Taps
Auto Garage Door	Fridge
Rangehood	Water Filter
Light Fittings	
Heated Towel Rails x2	
Window Coverings	
Garage Door Remote x1	
Fixed Floor Coverings	
Bathroom Mirrors x2	
Clothesline	













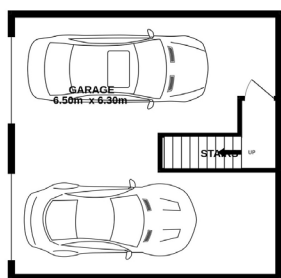




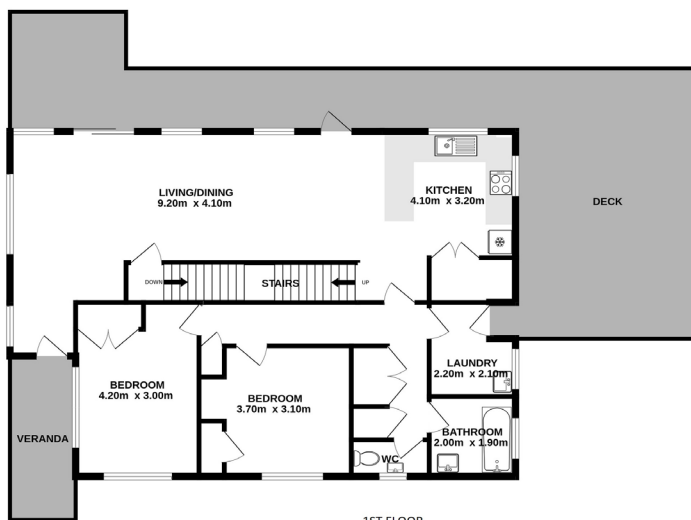








BASEMENT GARAGE



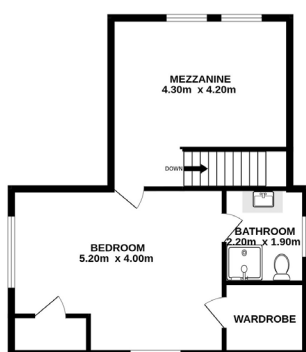
1ST FLOOR



30 Malcolm Street

Total approx. floor area 207.4 sqm

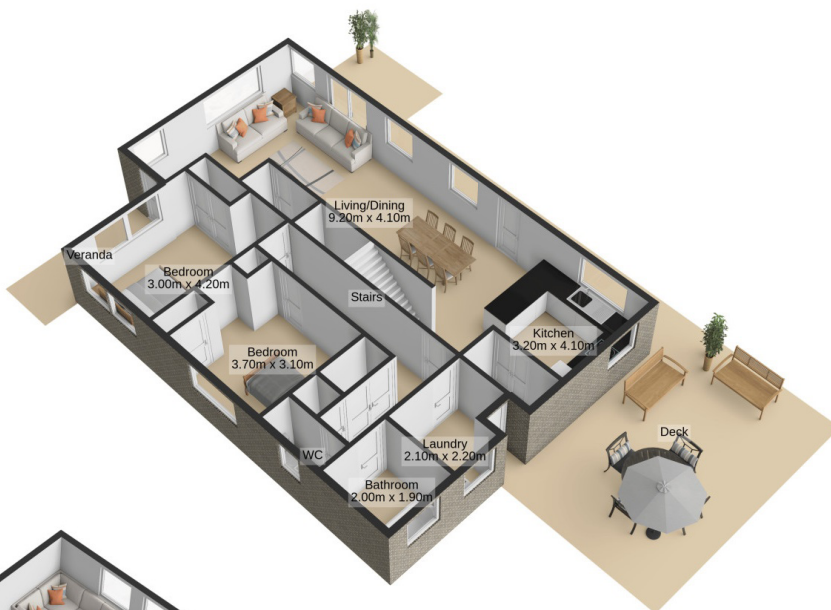
Floor plans have been created for marketing purposes only. Floor areas include garages unless stated otherwise. Whilst all care has been taken to ensure information is correct, we do not take responsibility for any inaccuracies. Floor plans cannot be reproduced without the written consent of Photo Plan.



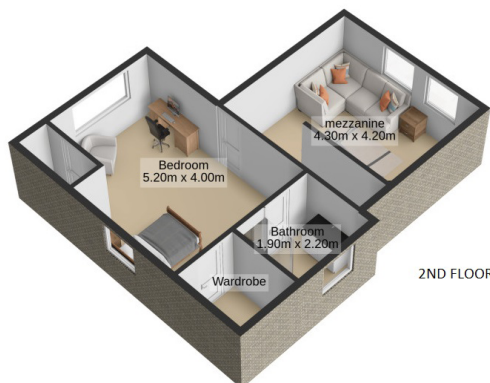
2ND FLOOR



BASEMENT GARAGE



1ST FLOOR



2ND FLOOR



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30 Malcolm Street

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Rental Appraisal

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I have assessed this property on 3 September 2026 and advise that the expected weekly rental return would be approximately.

\$740—\$760

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**



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.

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.



Brooklyn Hayde

Sales Consultant

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

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.



Terry Ryan

Residential Salesperson

021 909 978

TERRY.RYAN@LUGTONS.CO.NZ



Heather Whyte

Residential & Lifestyle Salesperson

027 239 2751

HEATHER.WHYTE@LUGTONS.CO.NZ

Listing Reference: GH23419

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