



37 Wynvale Lane, Rotokauri

III Health Forces Sale

"Aaron it's too big and too much at our stage of life. It has to go." My seller's instructions are clear - they have loved living here but are ready to hand the keys to a new family to enjoy.

With so much on offer this home is essential viewing.

- Plaster over brick for peace of mind
- Double glazing
- Akwa timber floors
- Solar hot water
- Light drenched living areas
- Landscaped grounds
- Ample garaging
- Partial underfloor heating
- Heat pumps
- Heat induction system
- Impressive outdoor living
- Luxurious ensuite
- Modern kitchen with scullery
- Bore water + roof and tank
- Room for a swimming pool

Nestled in the highly sought-after Rotokauri area, enjoy lifestyle living at its best with city conveniences on your doorstep, just minutes from local schools, shops, and amenities.

All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

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AUCTION

Thu 12th Mar @ 12:00PM

VIEW

Sun 22nd Feb @ 1:00PM - 1:30PM

AGENTS

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AGENCY

LJ Hooker Hamilton City

Specialist Marketing Limited



PAY NO ATTENTION TO THE OVER INFLATED CV OR ONLINE VALUE ESTIMATES!

This property is seriously for sale and my sellers intend to meet the market... auction day will be sale day!

Full information pack available including LIM report.

Call "The Westside Specialist" today because tomorrow might be too late.

Auction 12pm, Thursday 12th March 2026 (unless sold prior)

MORE DETAILS

Property ID WSHYU
Property Type Lifestyle
Land Area 1.174 hectare
Licensed Real Estate Agents (REAA2008)

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