



36 Helena Road
HAMILTON

FUSION
REAL ESTATE



Residential A/9A – 718sqm Development Opportunity

36 Helena Road, Hamilton

3 1 2 101m²

Hillcrest remains a standout suburb for investors, and properties in this location are tightly held for good reason. Situated just minutes from Waikato University and within easy reach of popular primary and secondary schools, 36 Helena Road occupies a position that consistently attracts students, families, and professionals alike.

The home offers a practical and well-proportioned layout, designed to accommodate comfortable everyday living while remaining straightforward to maintain. Solid construction and an established residential setting provide a sense of confidence for investors seeking stability in their next acquisition.

With excellent access to public transport, shopping options, and key arterial routes, the location enhances tenant appeal and supports ongoing rental demand. This is an opportunity to secure a well-located Hillcrest property that delivers immediate usability, future flexibility, and the reassurance of investing in an area underpinned by education and infrastructure.



Scan to download
property documents
from the website.

Location & Convenience

- Hillcrest Location - one of Hamilton's most stable residential suburbs with strong tenant catchment.
- Minutes to Waikato University - exceptional draw for students, postgraduate flatting or staff rentals. Hillcrest has a large student population due to the university's presence.
- Nearby Schools - zoned close to Knighton Normal School and Hillcrest High School, with other primary/intermediate and secondary options in easy reach.
- Transport & Amenity Access - close to arterial routes and bus links into central Hamilton.

Property Overview

- Address: 36 Helena Road
- Land Area: 718sqm (more or less)
- Contour: Flat
- Title: Freehold
- Zoning: Residential A/9A

Development & Investment Fundamentals

- Residential A/9A zoning providing scope for redevelopment or intensification (subject to council consent)
- Site size and flat contour support efficient land utilisation
- Established residential location with surrounding development activity
- Multiple exit strategies including develop, build-and-sell, or land-bank

Existing Improvements

- 1970s dwelling currently on site
- Property is currently rented, providing holding income
- Dwelling is tired and considered secondary to land value
- Offered on an as-is, where-is basis

Services & Infrastructure

- Services available at the street (buyers to verify)
- Practical servicing position to support future development

Buyer Profile

- Suited to developers, builders, and feasibility-driven investors
- Not positioned as a renovation or owner-occupier purchase

Sale Method

- Auction (unless sold prior)
- Buyers are advised to undertake their own due diligence with council, planners, and professional advisors





LEGALS

Land area	718 m2
Floor area	101 m2
Tenure	Freehold
Rateable value	\$690,000
Land value	\$495,000
Improvements value	\$195,000
Rates	\$4245.75
Council zone	Residential
Internet	Fibre



ENERGY

Heating	Heat pump x 2
Insulation	Ceiling, Underfloor
Windows	Wood, Single Glazing
Water heating	Electric



CONSTRUCTION

Year built	1970
Exterior	Brick & Fiber Cement
Roof	Iron
Zoning	Residential A/9A



CHATTELS

- | | | |
|-----------------------|--------------------|-------------------|
| • Dishwasher | • Electric cooktop | • Clothesline |
| • Electric Oven | • Range hood | • Light Fittings |
| • Heat pump x 2 | • Garden Shed | • Extractor Fan |
| • Heated water system | | • Fixed Floorings |

Record of Title

AVAILABLE ON
REQUEST



Hillcrest

A location that consistently performs

Hillcrest is widely regarded as one of Hamilton's most dependable and desirable residential suburbs, prized for its strong connection to education, transport, and everyday convenience. Anchored by the presence of Waikato University, the area enjoys a steady stream of demand from students, academic staff, professionals, and families, creating a resilient and diverse rental market. Tree-lined streets, established homes, and a long-standing sense of community give Hillcrest an enduring appeal that continues to attract buyers and tenants alike.

The suburb is well serviced by a range of highly regarded primary, intermediate, and secondary schools, reinforcing its reputation as a family-friendly location. Local parks, neighbourhood shops, and public transport routes are all easily accessible, while proximity to key arterial roads ensures smooth connections across the city. For investors, Hillcrest's blend of lifestyle amenity and rental consistency makes it one of Hamilton's most trusted long-term holds.

Hamilton

A city built on growth and opportunity

Hamilton continues to cement its position as one of New Zealand's fastest growing cities, driven by strong population growth, expanding infrastructure, and a diverse local economy. Centrally located within the Waikato region, the city benefits from excellent transport links, thriving educational institutions, and an increasing demand for quality housing.

With ongoing investment in transport, health, education, and commercial development, Hamilton offers a compelling balance of affordability and future growth potential.

Its vibrant café culture, river walks, retail precincts, and recreational amenities add to the city's livability, while its role as a regional hub supports ongoing employment and tenant demand.

For property owners and investors, Hamilton represents a market where lifestyle and long-term performance go hand in hand.

NOTES



Let's make it happen.

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