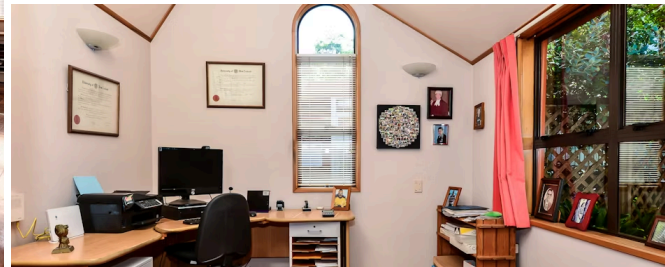




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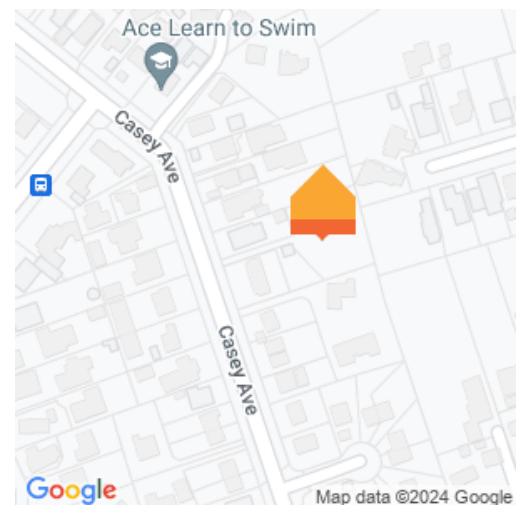
18C Casey Avenue, Fairfield

Every now and then something special comes to the market place, something a little different and unique and 18C Casey Avenue certainly is one of those homes. This architecturally designed and award winning town house was created by David Sayer, a well- respected Hamilton architect. Being one of the three unique buildings on the section the primary construction is timber frame with cedar cladding and a box iron roof. The home offers two bedrooms along with a third room designed to be used as a study, but could be used as a third bedroom. The accent of the internal design is space in a compact floor plan with high vaulted ceilings and the use of natural timber beams, shiplap cladding and sky lights to create the feeling of openness and a light filled environment with a refreshing airflow via the sky-lighting and doors to the front courtyard. The kitchen has everything you need including a dishwasher along with plenty of cupboard and bench space and of course the shiplap panelling as a decorative touch. Both bedrooms are located at the opposite ends of the house, the main bedroom having the convenience of an ensuite and large walk in robe whilst the second bedroom comes with large bi-fold doors that open out to a tranquil private courtyard with a water feature. The main bathroom comes with a built in spa bathtub and separate shower. Other noteworthy features include a tiled entranceway, heat pump, built in book cases and display shelving for life's little treasures and family photos. Outside you'll find cobbled pathways to secluded gardens and vegie patches along with a double carport. It's so close to town yet you'll feel like you're so far away. Our vendors are committed to moving on and auction day must be sale day.

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Rateable value \$640,000

Rates \$3,270.79



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