



63A Claude Street, Fairfield

Your super-tidy, low maintenance home has easy living on its mind. Tucked away on a sheltered 459m² freehold rear site in a central location close to Five Cross Roads, it treats you to a lifestyle of relaxation and convenience. There is generous forecourt parking at the front and a sunny backyard screened by mature trees. Wrapped in high-quality UV treated double glazing and opening to private outdoor patios off the open-plan and master suite, your modern home is well-connected to the outdoors. Cooks have everything at their finger-tips in the tiled kitchen which allows for seamless interaction with family and guests. Three double bedrooms, including a full master suite, provide excellent personal space. The laundry is housed in the internal access garage and the pristine bathrooms sit on tiled floors. A heat pump ensures year-round comfort and fly screens on every window allow you to open the home to the summer breeze and keep the interior pest-free. Cafes, eateries, shops and medical are a short walk. Proximity to Claudelands Park and Arena put recreation in effortless reach. The CBD is a short drive and main transit routes are handy.

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Land area	459 m ²
Rateable value	\$490,000
Rates	\$2,903.60



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