



## 35 Raymond Street, Fairview Downs

A central location and tidy three-bedroom home make family living look good here. In the heart of Fairview Downs, the property is not only full of easy liveability, it is also move-in ready. A large, covered deck flowing off the lounge-dining area extends living opportunities, creating an inviting indoor-outdoor environment for relaxation and entertaining. The deck also provides a great play area for children on a rainy day and is the perfect spot for adults to chill out and watch the kids having fun on the fully fenced backyard. The home's warm open layout attracts good daylight. Three bedrooms cater to a growing family, while the separate laundry, gas heater and gas infinity hot water enhance everyday functionality. The well-groomed property lies footsteps from Raymond Park, and close to Wairere Expressway, Greenhill Park's multi-use village amenities, Innovation Park, Ruakura inland port and business park, and the University of Waikato. All-round lifestyle convenience is par for the course.

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Land area	749 m <sup>2</sup>
Rateable value	800000
Rates	\$2,942.86



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