



24 Claude Street, Fairfield

Fit for 21st century life, this established 1920s residence is ready to serve its occupants for many years to come. Significant upgrades over recent times include new window treatments, dishwasher, rangehood, gas water cylinder and quality wool carpet on an 11mm underlay. The master bedroom is blessed with two top-of-the-line Wackrows wardrobes and window seat with soft touch draw space and the whole home benefits from ultrafast broadband. Fresh paint inside and out, as well as a new roof and guttering, tie the whole package together. The end result is a gorgeous character home with extended outdoor areas and the bonus of a luxurious SensationNZ' 3 person spa (with an upgraded pump) cocooned in a Pacific garden. Courtyards are accessible from three strategic exit points within the home, ensuring effortless indoor-outdoor flow. High stud ceilings, lustrous timber floors and period detailing set the scene for daily living. Bedrooms are beautiful personal sanctuaries and the shared areas include an open-plan living and dining area and a kitchen with casual dining. A woodburner brings warmth and character to the lounge while the ventilation system keeps the interior dry and ambient. Home and gardens work in perfect complement and show great pride of ownership. The big front lawn is north-facing, the paved courtyard attracts sun, and the covered rear outdoor area is an alfresco delight. Croquet and badminton - even a wedding - have been enjoyed in the spacious 908m² grounds which support a variety of fruit and native trees, berries and veggie garden. There is excellent privacy, off-street parking and an attached single garage. While home and gardens are a fabulous recipe for family living, keen eyes will also see double duplex development opportunities due to the shape of property, albeit pending HCC approval.



Land area	908 m ²
Floor size	161 m ²
Rates	\$3,114.00



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