



## 296 Peachgrove Road, Fairfield

Welcome to 296 Peachgrove Road. . . Explore the opportunity to conquer and subdivide with this 1092m<sup>2</sup> section very close to the 5XRDS Shopping area. The Claudelands Event Centre is just down the road. . . plus the CBD not far. This really is right smack bang in the middle of anywhere you could want to be in Hamilton. This robust 1960s home has been in the family for 37 years. . . they've seen 37 Christmases, 2 weddings, too many birthday parties to count. . . plus had parents living in the attached flat for years. The main dwelling is cosy and warm - with heat pump, gas heating, insulation top and bottom, heat transfer system and the sunny conservatory. The outside accommodation was originally a games room and garage - but with extra demand for living - they converted it into a 1 bedroom flat with lounge and bathroom (no council records). The current owners are passing the baton along knowing that it could suit someone wanting to develop, or possibly just needing a good brick family home. . . on such a large section. If you have needed campervan parking - there's a special concrete parking pad for you. You'll get to enjoy modern carpet, dishwasher/water filter/insinkerator/gas hob + electric oven - a well looked after home. John and Beth say that the location has been so handy to everywhere, the Claudelands Event Centre close by, and that they've made plenty of off-street parking for family and friends. You can't let this one pass you by. Deadline Treaty is 4pm on 15th July 2021. Make sure you call Lisa Sigley on 021722281 to view today. Viewing by appointment only. [www.lisasigley.com](http://www.lisasigley.com).

Land area	1092 m <sup>2</sup>
Floor size	241 m <sup>2</sup>
Rates	\$2,780.00



### Lisa Sigley

 07 838 3800  
 021 722 281  
 [lisa.sigley@lugtons.co.nz](mailto:lisa.sigley@lugtons.co.nz)  
 <https://www.lisasigley.com/>