



📍 26 Clarkin Road, Fairfield

3 bedrooms, 1 car, 1 bathroom

Families will be drawn to this home and its great location close to the river and in zone for Woodstock School. The 412sqm fully fenced freehold section is a good manageable size, with a decent playground lawn, a raised veggie garden, off-street parking, and room for a pool. Built in an era of quality craftsmanship and native timbers, the 1940s character home is not stuck in a time warp. Renovations and modern features ensure it meets today's living needs. The super-comfy dwelling is insulated top and bottom, equipped with HRV, a heatpump and wall heater, gas cooking and gas infinity hot water - a perk for families. Owners can sink their feet into new carpet and appreciate the benefits of fresh paintwork and an upgraded bathroom and toilet. Having inherited major renovations, occupants have more time to enjoy their indoor-outdoor environment. The lounge flows out to a large, stained deck and bench seating, harmonising internal and external space in an effortless way. Families will relish life in the open air, outdoor dining, and alfresco entertaining. The kitchen is equipped for hosting thanks to a full array of appliances and an island bench. All three bedrooms have built-in wardrobes. The laundry is separate and two linen cupboards line the hallway. Ample glazing draws plenty of natural light indoors and polished timber flooring adds lustre to the kitchen. The grounds are trim-kept, and a garden shed is a storage bonus. This home is a real treasure and will serve a family admirably for years to come. Call Melissa Wilton for further information or to view on 021 157 3459. Property Files Link: <https://www.propertyfiles.co.nz/788940003>

Land area	412 m ²
Floor size	110 m ²
Rateable value	\$730,000
Rates	\$3,094.00



Melissa Wilton

📞 07 853 0013

📱 021 157 3459

✉️ melissa.wilton@lugtons.co.nz