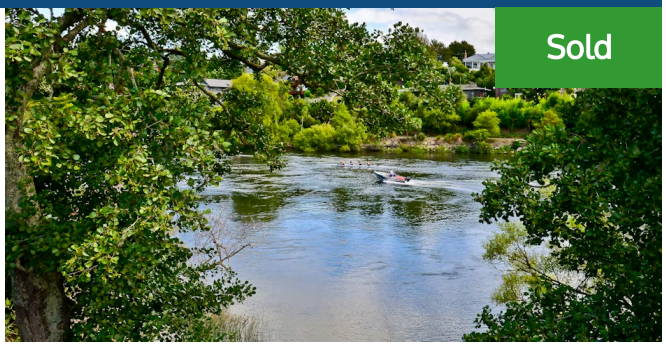
Lugtons

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457 River Road, Fairfield

Interest between $2,800,000 - $2,950,000

6 1 3 4 1

This property stops at nothing to achieve your residential dream. A rich picking, it offers unadulterated Kiwi-style luxury in a superb central location. Crafted to care for generations to come, the home sits supreme on a 1515sqm riverside section. An overly generous 560sqm design provides space for a huge six bedrooms, four bathrooms and significant living options. Home life doesn't get much more inviting than this. The ground floor contains an assemblage of rooms for elegant and casual living and dining in a well-balanced layout perfect for a relaxed family lifestyle and seamless entertaining. The dedicated theatre room allows a family to enjoy all their favourite movies in style. The granite kitchen and walk-in pantry are a feast for the senses, enhanced by up spec appointments which foodies will relish. Bedrooms are restful retreats accommodating family and guests in utmost comfort. Ambience and character are heightened by the consistent use of native timber. Whether time is spent indoors or out, this home has tremendous capacity to embrace the crowds. A sparkling in-ground pool and alfresco have a unifying effect and highlight just how socially adept this home is. A picturesque river backdrop and landscaped grounds add the final flourishes. Of exemplary pedigree, this stately landmark property delivers a true sense of sanctuary and a prized address. Lying between Boundary Road Bridge and Fairfield Bridge, it is bordered by the river trail, close to the CBD and is ultra-convenient for commuters. http://www. propertyfiles. co. nz/property/457riverroad

Land area	1515 m²
Floor size	596 m²
Rates	$10,730.00





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