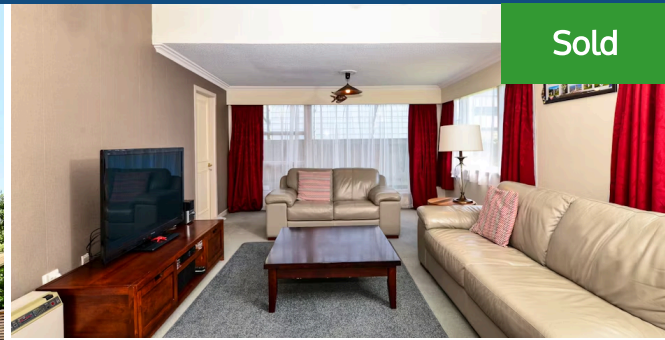




## 7 Banbury Crescent, Fairfield



Delivering the goods on location and family living, this 1940s home mixes tradition with functionality in a coveted area footsteps from River Road shops, cafe and Fairfield Bridge. Over the years value-added improvements have been made to the home and spacious 834sqm grounds which are securely fenced and screened from the road. Although perfectly liveable, there is scope for further modernisation in an area renowned for holding its value. Four large bedrooms, an upgraded bathroom, and generous open plan living grace the interior. Both the bathroom and laundry open to the spa pool set in the deck and the in-ground swimming pool shimmering in the sun-kissed yard. The set-up is ideal for kids fresh out of the pool. Further convenience is offered by a second shower and toilet outdoors. Bifold windows over the kitchen bench allow for easy entertaining and keep parents in touch with children swimming and playing outdoors. The home is alarmed, has a woodburner, heat pumps and gas infinity hot water. It is augmented by an outbuilding containing a good-sized office/gym, a toilet/shower, a workshop and a storage/utility room. All about a relaxed family lifestyle, the property dishes up heaps of summer fun and caters to the consummate entertainer. There are plenty of sunny outdoor nooks and play areas for kids. A large covered carport and ample off-street parking act as buffer between road and house. Woodstock School is close and the CBD and FMG Stadium Waikato are walking distance across the bridge.

Land area	825 m <sup>2</sup>
Floor size	195 m <sup>2</sup>
Rateable value	\$680,000
Rates	\$3,386.16



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