



Sold



14 Haultain Street, Fairfield

3 bedrooms 1 car 1 boat

Buyers with vision can do a lot here. First home purchasers will see lots of potential in the large, flat 809sqm section and the 1950s-character home, and developers will be quick off the mark. Ripe for renovation, the home will transform with some loving attention. The floor plan has already been adapted for indoor-outdoor living as evidenced by the addition of a covered deck that spills off the dining area. Your galley-style kitchen enjoys an open concept relationship with the dining room, creating a free flowing, social environment conducive to easy living. A sunroom off the lounge could be used as a third bedroom, office, or playroom for the kids. Your primary bedroom is a decent size and has good storage thanks to a double and single wardrobe. The second bedroom is a double. A laundry extends off the kitchen and the family bathroom has been modernised at some stage. Your house is a piece of New Zealand history with beautiful native timbers to showcase, character to exploit, and a great future ahead through value-added improvements. Ex State houses on large sections are invariably sought after as they traditionally have solid bones and you can do wonders with them.

Land area	809 m <sup>2</sup>
Floor size	100 m <sup>2</sup>
Rateable value	\$720,000
Rates	\$3,068.03



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