Lugtons

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Sold



562 River Road, Fairfield

Tired of dealing with that outer suburban traffic congestion, then we have solution for you. As the result of the vendor having to transfer to another locality a stylish townhouse of linea weatherboard construction has become available near one of Hamiltons more notable landmarks being the Fairfield Bridge. The standalone dwelling constructed in 2011 is of practical design and would be ideal for the busy family or executive couple who don't wish to be burdened with ongoing weekend maintenance but still wish for the suburban feel and within minutes of work or the CBD. Downstairs is open plan kitchen equipped with modern appliances, dining and living with easy access out onto a private courtyard totally suited to outdoor entertaining. Also on the ground floor is a guests bedroom, bathroom, separate laundry and double garage. Stairs leading from the main foyer take you to the second level where there are three more bedrooms with the main having an en suite plus access out onto a small balcony providing for the first stretch of the day and intake of fresh air. The decor in general is of a lovely neutral colouring and plus being of a stylish modern design. Other features of the property include double glazing, automated home security system, gas heating, upstairs air conditioning plus automated vehicle gate to allow for ease of access. Neighbourhood facilities include the Fairfield Shops within couple of minutes walk that include a dairy & popular coffee shop. Both Woodstock and St Joseph primary schools are within approx. 500 m of the property. Call Gavin now for appointment to view 027 229 3096

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Land area	427 m²
Rateable value	$690,000
Rates	$3,631.44

