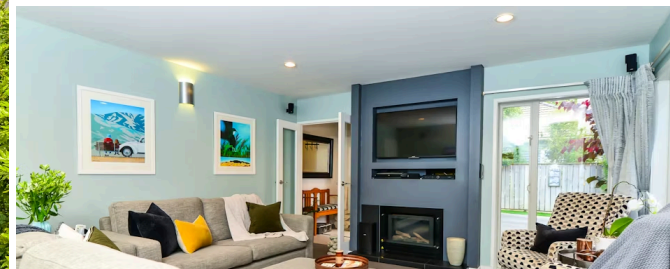




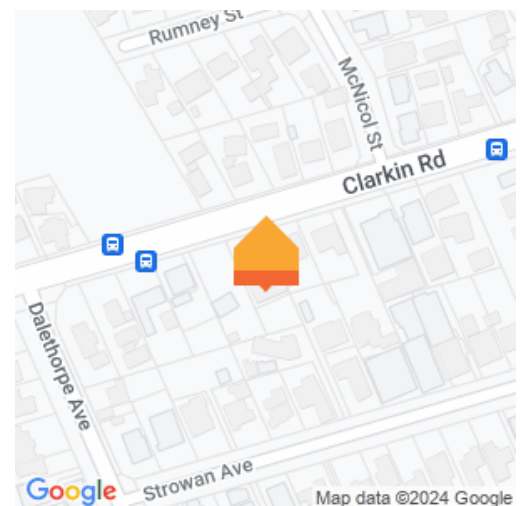
📍 58A Clarkin Road, Fairfield



A success story for family living, this modern two-storey home demands attention. Its well-balanced proportions, chic double-glazed interiors and high levels of comfort are enormously appealing. Function and effortless liveability are at the heart of the design. An eye for detail is evident throughout and the presentation is impeccable. Bedrooms, bathrooms and lounge areas on both levels gives a family room to breathe. The first floor is an idyllic parents' retreat offering the luxury of a spacious bedroom, a full ensuite bathroom and a large separate lounge with access off the master. Downstairs living areas open to the entertainment courtyard in a very relaxed fashion, and the scullery off the central kitchen is the host's secret weapon. An office, separate laundry and double internal access garage round off the ground floor. Gas hot water, gas heating and heat pumps provide energy-efficient services to the home, which is equipped with a central vac system and set behind an electric gate. The grounds are a beautiful orchestration of landscaping, enhanced by a water feature. Tidy properties surround the home which was built in the 2010s and is superbly located for education. Waikato Diocesan School is over the road, Woodstock Primary is nearby, and public and private schools are dotted throughout the area. River Road and Fairfield Bridge are handy. Go to www.terryryan.co.nz to download any further information you may require.



Land area	463 m ²
Rateable value	\$700,000
Rates	\$3,511.22



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🌐 <http://www.terryryan.co.nz/>