



📍 4 Tamihana Avenue, Fairfield



Occupying a desirable 759sqm parcel of land rests this three-bedroom 2 bathroom home bound by peaceful leafy surrounds. This property has solid bones and immediately liveable yet offers the opportunity to maximise its true potential. Step outside to enjoy the lifestyle benefits of the area for a walk along the Waikato River, lunch at The French Tart and has an easy commute to the CBD. Light filled kitchen has been renovated with great storage space and a peaceful outlook across the backyard. Timber floors feature throughout the living zones and the lounge is enhanced by a heatpump and fireplace for ultimate comfort. Three bedrooms are carpeted with single wardrobes and two bathrooms are newly renovated. The single garage leads to a rumpus room and loads of under house storage, ideal for a mancave, workshop plus many more options to fill this area. There is a deck for sunny relaxation and outdoor entertaining, level lawns and establish gardens frame the backyard. Positioned in a prime central location, close to Woodstock Primary School and Waikato Diocesan School. \*Images have been digitally staged. To download the property files, please copy and paste the following link into your browser:

<https://www.propertyfiles.co.nz/property/4tamihana>

Land area	758 m <sup>2</sup>
Floor size	151 m <sup>2</sup>
Rateable value	\$950,000
Rates	\$3,627.00



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