



123 Clarkin Road, Fairfield

Welcome to 123 Clarkin Road. . . This home set on 2031m² has "head-turning" potential. Included in the sale is a totally liveable 3 bedroom home with a sunny big separate lounge, 1 bathroom, 2 car garage, heatpump - or you can choose to make plans to develop. Copy and Paste this link to download property file:

<https://drive.google.com/drive/folders/1IW0a-4ESSiWxAKnw28Hcep3bQN2luCSF?usp=sharing>

The Andrews Children were raised here. . . they loved exploring the big gully, had plenty of adventures, could walk to town, and say that they watched the area change from market gardens, a nunnery, even cows in the backyard. . . It really felt rural and fun in the 1950s. Fast forward to 2020. . . and now you can use the knock-out potential to do what you may have always wanted to do. Its very seldom that you come upon such a large parcel of land in the middle of the city of Hamilton. After a discussion with Council - possibilities may include: 1200m² of the land could likely be built on, and the rest (831m²) would need council consents to pipe the "drain/gully" away - to possibly allow for further development. Do your homework, and then make sure you come along to the Lugtons Auction Rooms at 12pm on Wednesday 4th November. Call Lisa Sigley on 021722281 to view. www.lisasigley.com



Land area	2031 m ²
Floor size	179 m ²
Rates	\$3,121.00



Lisa Sigley

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