



## 📍 20 Sadler Street, Fairview Downs



This single storey home built in 70s sits on a 658m<sup>2</sup> freehold section has loads of potential in a popular location Fairview downs. Whether you're looking for a renovation project or an entry level home where you can do a little bit of paint job then this 3 bedroom house is a perfect opportunity to add more value. The owner has changed the plan to complete the renovation as once planned so now is the chance for you to take advantage of this affordable opportunity to nest or invest. It is a 3 bedroom home, one bathroom, one living room, dinning area, separate laundry, large double garage, 4 plus car parking area and a fully fenced backyard. As you enter the house, you will be greeted by open plan living, kitchen and dinning room which opens out to a concrete deck where you would love to enjoy the sun or fresh air. On the other side, you will see three bedrooms, bathroom with shower and bath and a separate toilet. A beautiful backyard which is private and fully fenced for the kids and the pets to play around. Large double garage and plenty of concrete area to park caravanning or boats. It is close to Raymond park and Waierere expressway with easy access to Greenhill park and Chartwell shopping centre, Porritt stadium and Waikato university. Call Daljit now to arrange a private viewing. 0272437116

<b>Land area</b>	658 m <sup>2</sup>
<b>Floor size</b>	132 m <sup>2</sup>
<b>Rateable value</b>	\$800,000
<b>Rates</b>	\$2,994.00

