



9 Fitzroy Avenue, Fitzroy



Sold

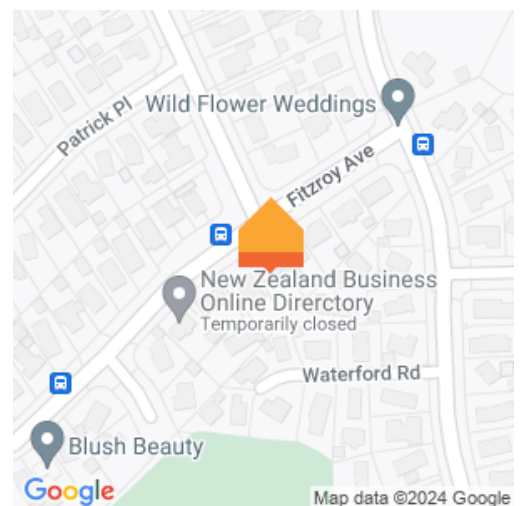


9 Fitzroy Ave is a 3 bedroom must have!



Built from brick, this home's bones are solid, with a heatpump to keep it cosy and warm. Entertain guests or simply keep an eye on the kids as you cook in the kitchen that overlooks the dining space. This 1960s home still showcases much of its retro charm, while being a perfect candidate for a facelift to those wanting the rest of the house to match its contemporary kitchen. The generous backyard of this 650sqm section sports a tidy garden plot, and space to expand it without encroaching on the kids playing area, who can skip down to the nearby park if they need even more space to run around. The double garage offers storage for two vehicles, or an abundance of space for the handyman and hobbyist. A short drive or bus ride to the CBD, Fitzroy is in a handy spot that's only growing more central with Hamilton's rapid expansion. Enjoy a pleasant stroll through the gully, or visit the bird park to take in some wildlife. Nearby conveniences come in the form of New World, BP and Ulrich Shopping Centre, with more bound to be added in time as the new Peacocke suburb is built. Sound like the right fit for you? Then get on down to Fitzroy by giving Sam a call on 020 4038 1998. LIM report available.

Land area	650 m <sup>2</sup>
Floor size	104 m <sup>2</sup>
Rates	\$2,786.00



Sam Taylor

07 853 0013

020 403 81998

sam.taylor@lugtons.co.nz