



Sold



243 Clarkin Road, Fairfield

Deadline for offers: Wednesday 27th October at 4pm



To download the property files please copy and paste the below link into your browser:

<https://www.propertyfiles.co.nz/586740001>

Land area	696 m ²
Floor size	105 m ²
Rates	\$2,596.00

After a marathon ownership of 61 years, this home changed hands for the first time last year. Since then, it has undergone extensive refurbishment and is ready to face the future with a modern makeover and the comforts of full insulation, a Rinnai gas heater, heat pump, gas infinity hot water and some double glazing. And there's even more promise moving forward as the securely gated 696sqm section can accommodate a secondary 60sqm dwelling at the back (Council approval is needed for an ancillary dwelling). Meanwhile, new owners can move in immediately and enjoy this repurposed family home, which has a fabulous capacity for outdoor living thanks to a wrap-around deck and an above-ground liner frame pool, which the kids will love over summer. Double glazed aluminium French doors merge the open-plan living environment with the outdoors, and all the bedrooms spill onto the deck via double glazed French doors. The stylish modern kitchen takes care of hosting duties and two toilets - one in the bathroom and the other off the laundry - are an everyday bonus. The renovated bathroom adds further panache and the native timber floorboards create a warm rich aesthetic. Decor is contemporised and the weatherboard exterior has just been painted. Eco wool insulates the external walls and ceiling. Underfloor is Expol. Fruit trees and veggie patches flourish on the fenced section, accessed via a remote-controlled gate. There is good off-street parking, a single garage and single carport, and a school on the rear boundary. The home is on fibre broadband. Chartwell shopping centre is handy. The area abounds with public and private schools.



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