

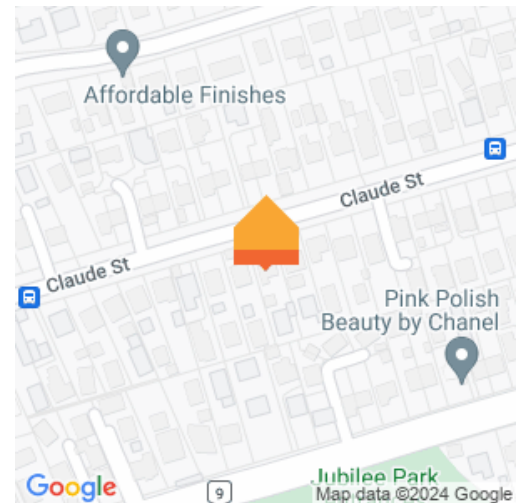


📍 48 Claude Street, Fairfield



Presenting a charming three-bedroom home with endless potential, awaiting your personal touch to renovate to your taste and style. Ideally situated in a central location with Chartwell Shopping Centre, Claudelands Park and Arena and the picturesque Waikato River all within easy reach. Enjoy a hassle-free commute into the heart of the City for added convenience. Boasting timber floors throughout and a tidy overall condition. The tiled kitchen is a functional space, equipped with a gas stove and a dishwasher, overlooking the backyard. Basking in natural sun-light the living and dining area is complete with a heat pump for year-round comfort. Open the French doors for indoor/outdoor flow for entertaining on the front patio. Three comfortable bedrooms, the master is carpeted and has double wardrobes. Well-maintained bathroom features a shower and toilet. Private, fully fenced backyard is perfect for children and pets, entertain effortlessly from the spacious deck overlooking the level lawns for outdoor enjoyment. There is a single carport and zoned for a variety of education levels, including Hamilton Boys and Girls High Schools and Hamilton East Primary School. This property offers the perfect blank canvas to add your vision and create your dream home.

Floor size	92 m ²
Rateable value	\$630,000
Rates	\$2,773.00



Jamie Barakat

📞 07 853 0013

📱 0274 285 426

✉️ jamie.barakat@lugtons.co.nz



Melody George

📞 07 853 0013

📱 022 343 1375

✉️ melody.george@lugtons.co.nz