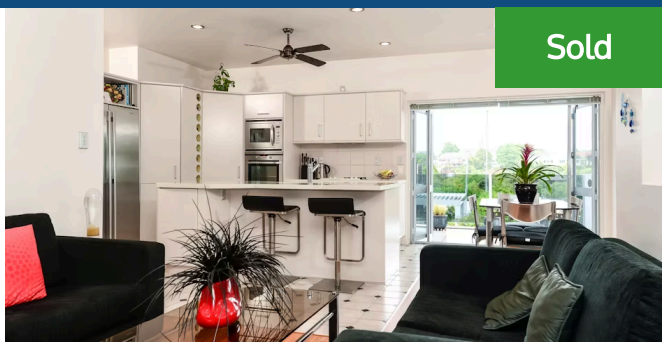
Lugtons

Your home is worth more with Lugton's





Sold



450 River Road, Fairfield

Relocating to Orewa so are highly motivated to sell!

4 2 2

Land area	532 m²
Floor size	277 m²
Rates	$4,647.00

Comfort and style, an enviable lock-up-and-leave lifestyle, are superbly packaged in this home overlooking the west bank of the Waikato River and just moments from town. Ongoing maintenance and regularly updated interiors assure immense occupier confidence. Entertaining and relaxed living are well taken care of. Two alfrescos flanking the main living zone provide easy access to outdoor niches and panoramic views. The rear courtyard is a picturesque private environment to while away your time in the sun. City views, night lights and peeps of the river make the front deck a spot to gravitate to. A pleasure to work in, the stone-look kitchen has a combination gas/ceramic cook-top, wall oven and in-built microwave assembled in a design that integrates with living area. A framed garden outlook creates a living picture in the separate lounge which offers space for formal dining, a flued gas heater and wall-mounted TV. A guest powder room features on this level, along with a fourth bedroom, and separate laundry with a handy extra shower. Three scenic double-sized bedrooms and two modern tiled bathrooms occupy the top level. The main bedroom is a restful refuge enhanced by a balcony and ensuite. A corner spa bath in the main bathroom invites prolonged soaks. At ground level is a spacious double internal access garage with workshop space and welcoming tiled entrance. The home is extremely well appointed along with heat pumps, ceiling fans, gas heating and gas hot water, central vac and an alarm system. There are no lawns to mow which frees up your time to spend enjoying the boutique location and close links to the CBD, River walks and cafes. Life here is all about convenience.



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