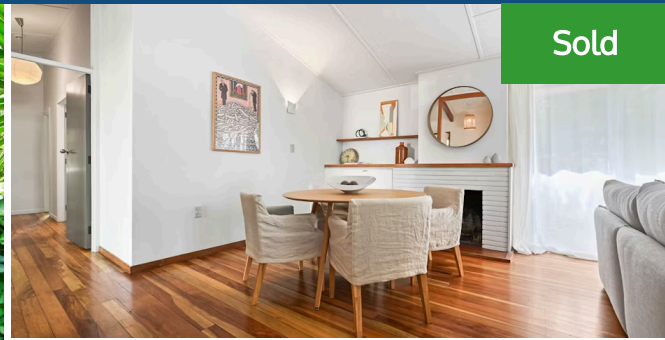




## 87 Clarkin Road, Fairfield



Sold



Enjoying an elevated position, this gracious home is immersed in lush, tropical surrounds. Offering a versatile choice of living areas and seamless indoor/outdoor flow to multiple outdoor entertaining areas, you will love coming home and embracing the peace and privacy this home provides for you and your family. Walking distance to Waikato River walkways and Waikato Diocesan School and being zoned for Woodstock Primary School, this home is located for the ideal family lifestyle. Upstairs reveals the kitchen featuring a servery window to the living space, timber floors add lustre and character. The open fireplace and heat pump will keep you cosy. Entertain from the upper deck, enjoying the picturesque backdrop. Three carpeted bedrooms are set upstairs and the updated family bathroom. Flexible living arrangements can be made with the 4th bedroom, bathroom and a second living area set downstairs. Large sliding doors open to the tranquil 834sqm (approx. ) backyard, surrounded by established gardens including fruiting fig, olive and Avocado trees which offer a private and tropical environment. Additional features include drive through single carport with internal access and outdoor bbq area. To download the property files, please copy and paste the following link into your browser:

<https://www.propertyfiles.co.nz/property/87clarkin>

 4  2  2

Land area	834 m <sup>2</sup>
Floor size	167 m <sup>2</sup>
Rateable value	\$780,000
Rates	\$3,119.00



Jamie Barakat

 07 853 0013

 0274 285 426

 [jamie.barakat@lugtons.co.nz](mailto:jamie.barakat@lugtons.co.nz)