



Sold



22 Rutland Street, Fairview Downs

Sitting happily on a bright sunny site in a Fairview Downs cul-de-sac, your home is full of warm appeal and is a fabulous property to start your real estate journey. It has the allure of open plan living and the bonus of a conservatory, plus a deck and courtyard for alfresco dining and summer enjoyment. A pitched ceiling with exposed beams creates a feeling of space in the living hub, featuring a step-down lounge, and the galley kitchen has everything at your fingertips. When you need a quiet moment or a morning coffee break, the conservatory beckons and when friends are over drinks can be served out on the screened deck while you fire up built-in barbecue in the fenced backyard. The outside rumpus is a place where kids can play, teens can hang out with their mates and adults can relax. There's a double garage at the end of the drive and plenty of parking space. Your flat 646sqm landscaped section has room for playground equipment and generous lawn areas for children to let off steam. Your quiet neighbourhood is moments from Wairere Expressway for easy commuting. You're close to Waikato University, Ruakura commerce, Innovation Park and urban amenities, including Greenhill Park and Five Cross Roads. The CBD is a short drive. To download our property files please copy and paste this link into your browser <https://www.propertyfiles.co.nz/property/22rutlandstreet>

3 bedrooms 1 car 1 bathroom

Land area

646 m²

Rates

\$3,038.72



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