



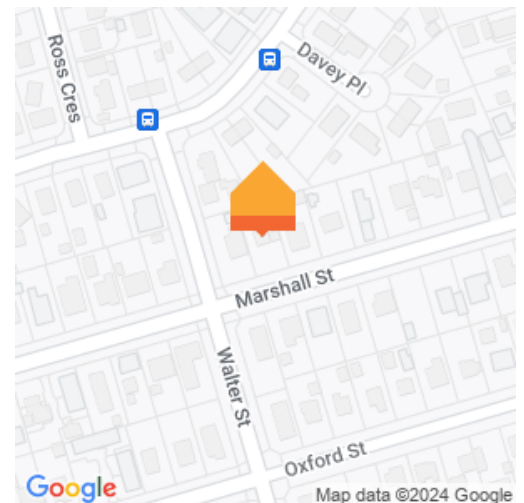
21 Marshall Street, Fairfield

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This tidy 2-bedroom home presents a perfect opportunity for first home buyers or savvy investors. Situated on a generous 776sqm (approx) parcel of land, this property offers ample space for future landscaping endeavours. Inside you'll discover renovated interiors, with a kitchen that boasts a dishwasher and walk-in pantry. The combined living area, complete with a heat pump, seamlessly opens to the outdoor BBQ area. Two generously sized bedrooms and the updated bathroom conveniently houses laundry facilities, and the toilet separate. Venture outside to the spacious backyard, offering abundant space for kids to play securely. A flourishing feijoa tree adds charm with its seasonal bounty of fruit. This property also features a single garage and off-street parking for your convenience. Located within close proximity to Claudelands Park, the Waikato River, and Five X Roads Shopping, convenience and recreation are just moments away. To download the property files please copy and paste the below link into your browser:

<https://www.propertyfiles.co.nz/property/21marshall>

Land area	776 m ²
Floor size	91 m ²
Rateable value	\$700,000
Rates	\$3,005.00



Jamie Barakat

07 853 0013

0274 285 426

jamie.barakat@lugtons.co.nz