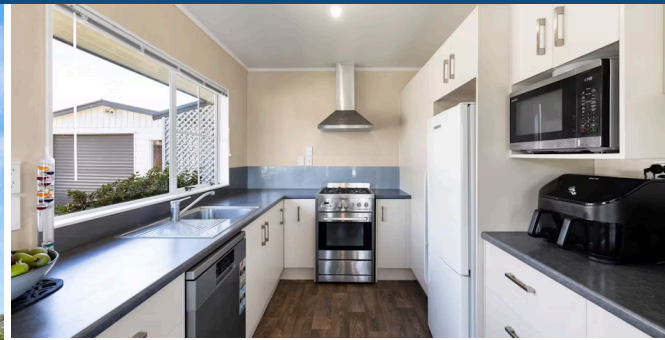
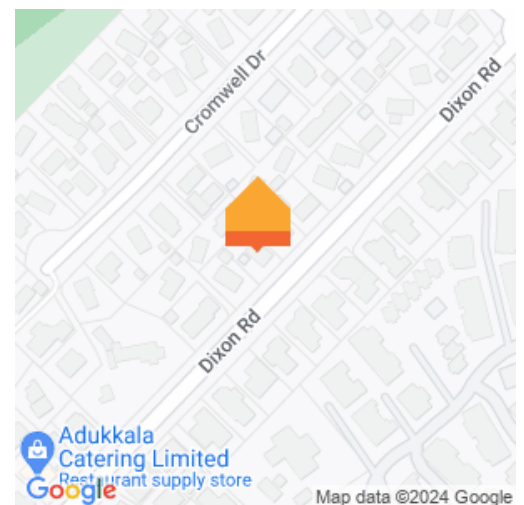




18 Dixon Road, Fitzroy

This tastefully upgraded home is a true gem, lots of modern convenience with a touch of its own charm. Over the last few years, it has undergone thoughtful renovations to enhance its appeal and functionality. Three good size bedrooms with built in wardrobes provide privacy and space for the family. Meal making will be a breeze in the modernised kitchen with contemporary appliances. Enjoy the comfort and convenience of a refreshed bathroom. Other upgrades include flooring, curtains and paint throughout. Winter is sorted with renewed insulation a smart vent system, along with two heat pumps, ensuring a cozy and comfortable atmosphere year-round. Situated on a generous freehold section, offering plenty of space for outdoor enjoyment including a private BBQ area, great for entertaining guests over Summer. Separate single garage and garden shed for added storage convenience. There are significant location benefits to this home including close proximity to Waikato Hospital, providing easy access for medical professionals or those seeking medical care. Near the airport for those who travel frequently or require easy access for work. Convenient access to the CBD and the Glenview Shopping Centre and a short distance from Hamilton Gardens, and river walks.

Land area	571 m ²
Floor size	90 m ²
Rateable value	\$780000
Rates	\$3,252.26



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