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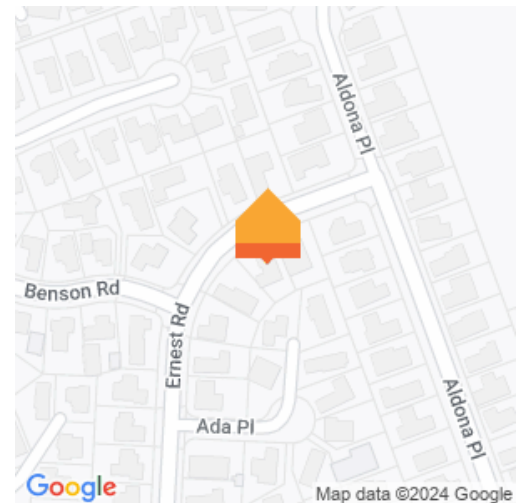


## 18 Ernest Road, Fairview Downs

Come on in to this three bedroom family-friendly residence. Outdoor access via the lounge to either the front pergola or rear entertainment area allows your family or guests to easily connect. Throw open both bi-folds, enjoy the alluring smell of the BBQ and capture those cool breezes all summer long. The central, open kitchen with bay window and quirky botanical splashback, connects all the dining and gathering spaces, encouraging the natural indoor/outdoor rhythms of family and friends. The Master bedroom features freshly renovated ensuite and private outdoor space to sit and relax. The remaining two bedrooms enjoy their own light-filled, crisp bathroom with convenient separate toilet. The perfectly positioned heat pump keeps everyone comfortable all year round. Built-in the 1990's this attractive rendered home with a high pitched roof and tinted windows is located in the well-established Fairfield Downs neighbourhood. This sheltered estate sits on the edge of the emerging Ruakura Inland Port and Logistics centre with Waikato University, Innovation Park and all level schools close by. The new Greenhill precinct with its wide range of amenities is just down the road. Cycleways and Wairere expressway make commuting to nearby Chartwell and city a breeze with the added bonus of buses servicing the estate. The fully fenced 679m<sup>2</sup> level property has double internal access garage and full alarm system which offers security and peace of mind living for the family of all ages. Large garden shed for extra storage, Feijoa and Citrus offer seasonal foraging and the occasional shady tree complete this quiet suburban picture. Whether purchasing for your family or for investment, this well-presented home is ready for the new owners. Come and see for yourself how inviting this Fairview Downs address is. Contact Corinna today. - Fully fenced 679m<sup>2</sup> flat section. - Three bedrooms/2 bathrooms.



Land area	679 m <sup>2</sup>
Floor size	158 m <sup>2</sup>
Rates	\$3,230.01



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