



📍 29 Claude Street, Fairfield

4 bedrooms, 2 cars, 2 bathrooms

My motivated vendors have loved this home for more than 40 years, but it's time for a new adventure and they are priced to sell well below RV to make this happen. Buyers can do their due diligence with confidence as a builders report and "clear of asbestos" report are both available on request. This property will appeal to owner occupiers, first home buyers, investors or developers and those looking to make some extra income on the side. Looking for spacious or sub dividable land (927 m2 approx) plus 4 bedrooms with the option of Border or "Air B'n 'B income? Then 29Claude Street is a must see. This refreshed 1920's, two level home, more than meets the eye and successfully straddles the past and present with the vendor making numerous extensions and upgrades over the last 3 decades. The gorgeous outdoor Studio is ideal for a border or extra family member, or for Air B'n 'B accommodation. The converted garage (HCC approved) is currently being used as a double bedroom with separate bathroom and kitchenette. There's also the bonus of a separate storage room as well as covered parking for one medium-to-small car. A semi wrap around deck adjoins the two dwellings with the main living area offering an additional 3 double bedrooms (upstairs is currently used as an office and has a small balcony) plus a downstairs lounge, sun room, contemporary kitchen, separate dining, separate laundry and bathroom. The downstairs floor plan has a number of nooks and crannies which give unexpected options for storage space. Take advantage of both gas and electric heating, (includes gas hot water) as well as double glazed windows and 2 heat pumps for all year round comfort.

Land area	927 m <sup>2</sup>
Floor size	213 m <sup>2</sup>
Rates	\$3,601.61



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