



Sold

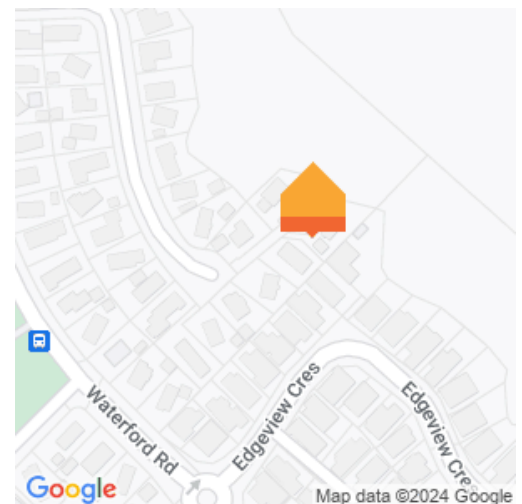


31 McKain Place, Fitzroy

This property lies in the social Fitzroy neighbourhood, tucked away in its own private, peaceful spot, hidden away at the end of a friendly cul-de-sac. This well-presented property is kept private with a securely fenced section, creating a safe environment that on a sunny day is ideal for children and the living spills onto a large north-facing deck overlooking a vista towards Peacocks subdivision and farmland making it an ideal property for entertaining. Privacy is further enhanced as the gully is fully fenced off along the border. The painted cedar board home has had an extensive refresh and comes to market attractively modernised. The ground level features two living options with a media room, open plan family hub and stylish light-filled kitchen, which was installed recently. As well as a double sized bedroom, pristine new bathroom and separate laundry. Moving upstairs one will find the bedrooms, each with their own balcony, set under high pitched ceilings and capturing elevated views and sharing an updated bathroom. The master is of grand size and offers a delightful, relaxing and sunny retreat. Heat pumps can be found on both levels, the master features a walk-in wardrobe and all other bedrooms have double wardrobes. Enjoy the newly landscaped section that accommodates a double auto garage, a storage shed and trim-kept gardens. Plenty of off-street parking in this family friendly neighbourhood that is only a 5 minute drive from the Waikato Hospital, handy to the CBD, airport and local amenities.



Land area	698 m ²
Floor size	200 m ²
Rateable value	\$950,000
Rates	\$3,628.18



Fraser Kilgour

07 838 3800

027 346 4118

fraser.kilgour@lugtons.co.nz