



Sold



## 27 Rutland Street, Fairview Downs

Experience the convenience of living centrally in one of Hamilton's fastest growing suburbs. Proximity to Waikato University, Ruakura Superhub, Hamilton East, Huntington, Greenhill Park, Chartwell Shopping Centre, the CBD, Parkwood shops, and expressway, makes Fairview Downs a popular choice. The location couldn't be more desirable. This property will resonate with first home buyers, investors, and those seeking an easy-care lifestyle close to a huge range of amenities. At the end of a cul-de-sac, the home sits on a trim section in a small, quiet neighbourhood ideal for young families through to retirees. A wonderful starter brought to market in very tidy condition, it delivers the ease of a modern lifestyle with key features including warm, convivial open plan living, three bedrooms, a double garage, and a heat pump. Toilet and laundry are separate. The home has a great propensity for indoor-outdoor living, a modern, well-equipped kitchen for catering to a crowd, and a generous sun-kissed deck overlooking a flat, fenced backyard. Trees and plantings are well-established. It's easy to imagine summer life outdoors, hosting barbecues and cookouts, and watching the kids play. You'll love the simple pleasures of kicking back in your own little world and being able to access shops, eateries and services so effortlessly. This property won't last long on the market - get in touch today!

Land area	625 m <sup>2</sup>
Floor size	141 m <sup>2</sup>
Rateable value	\$830,000
Rates	\$3,407.24



For an information pack, copy and paste the below link on your web browser:  
<https://www.propertyfiles.co.nz/property/752970003>



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