



📍 24 Rutland Street, Fairview Downs

 3
  1
  1
  1

Super central and sure to pique your interest, this tidy, well-presented home is found in the established, feel-good suburb of Fairview Downs. Set on an easy-care section and tucked away at the end of a cul-de-sac neighbourhood, thoughtful landscaping and spring blooms offer a warm welcome. Designed for family living, the home has a great layout with three generous double bedrooms, a modern, freshly tiled, new bathroom and a separate toilet and laundry. A retractable stairway in the hall allows loft access providing a handy storage solution for household extras. The open plan easy living dining room and kitchen flow naturally through to the spacious step-down lounge featuring eye-catching pitched rafters and a cosy wood fire. You will love relaxing here - warm in winter, sunny, yet cool in summer. Bi-fold doors allow you to step out onto the large private entertainment deck and courtyard beyond - an inviting area for family fun and festive gatherings. Attached to the double garage and workshop is a separate sleepout. Enjoying its own entrance further increases the flexibility of the space. Purpose it into whatever suits your family. Fairview downs is a sheltered set on the edge of the emerging Ruakura Inland Port with Waikato University, Innovation Park, and all level schools close by. Just down the road is Greenhill precinct with its wide range of amenities. Chartwell and city commute is easy with nearby Wairere express and cycleways, with the added convenience of public transport virtually at your doorstep. Whether for your family or your tenant, Fairview downs is a fantastic suburb to settle down in. To book your private viewing please call Deb 027 5620010

Land area

650 m²

Rates

\$2,994.11



To download the property file, please copy and paste the following link into your browser:

<https://www.propertyfiles.co.nz/property/615880001>