

## Your home is worth more with Lugton's







## O 4 Woodstock Road, Fairfield

Welcome to 4 Woodstock Road... There's so much to love about living here, and everything about it won my clients over when they were looking to buy - the privacy, the locality being so close to popular Cafes and Restaurants, the CBD and River Walks... the layout, plus the proximity to such popular schools as Woodstock Primary, Diocesan School and St Josephs. Our vendors say its so private, Quiet . . and during the Winter you can see the Fairfield bridge. . there's so much green you'd almost think you're in the country. . its really lovely. The home's design is versatile enough for a grown family, or even a work-from-home arrangement. With so much room - 4 bedrooms, office, 3 lounges, 2 toilets and a double garage. The outlook towards the Waikato River is an "ever changing" picture. . . Winter brings the dramatic sillouette of the trees, and Summer brings the beautiful greenery. Set on an 814m2 section. You can pour yourself a glass of your favourite drink, and wonder on out to the hot-tub. . . it's just brilliant. Should you need all the modern conveniences... yes they're all here too - dishwasher, 2 heat pumps, insinkorator,, gas heating/hotwater, alarm, a "clean air" system, gas cooking, Ultra-Fast Broadband.... and... there's still the quaint old chip heater. The native timber floors are exception, and with the ornate lighting and 1950's touches - you've a lovely home so wonderfully central. This setting is so private, I bet you have trouble finding it... I certainly did, you'll just the love the magic of finding it. Set your GPS for 4 Woodstock Road, or just drive on up Fairfield Road (its the first driveway on the left).



Land area Rates 814 m<sup>2</sup> \$4,390.00





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