



📍 440A River Road, Fairfield

AUCTION BROUGHT FORWARD to this Friday 30th July 2021 @ 12. 00pm. Oozing boutique charm and acclaiming the virtues of relaxed indoor-outdoor living, this well-presented property sits on a sunny, elevated Fairfield site in a prized central area. The painted brick and tile home has been in the careful hands of one owner-occupier for the past 19 years - and it shows. Endearing character, beautiful presentation and warm liveability make this elegant dwelling intuitively appealing. A classy vibe is evident throughout and the bright airy interior delivers instant charisma. Lustrous wooden kitchen floors add a rich glow while a slew of windows and French doors draw copious natural light. The open-plan kitchen/dining area extends onto a covered patio for effortless entertaining and living. The lounge opens to a deck and the master suite also enjoys outdoor fare. Three bedrooms and two bathrooms cater to a family. The easy nature of the home and its superb location also make the property well suited to professionals and retirees. A heat pump, wood burner and ceiling insulation dish up good comfort. There is a single car garage, loads of off-street parking and an attractive yard with mature gardens and a lawn area for kids to play. Woodstock School is close and the CBD is handy via two nearby city bridges. Call Melissa Wilton for your appointment to view on 021 157 3459. To access the property files, please copy and paste this link into your browser: <http://www.propertyfiles.co.nz/property/578230001>

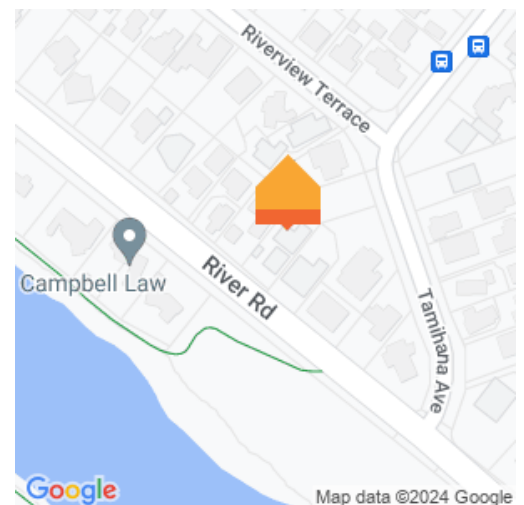
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Floor size

142 m<sup>2</sup>

Rates

\$3,131.00



**Melissa Wilton**

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