



Sold

📍 6 Augusta Street, Fairfield

3 bedrooms 2 cars 2 bathrooms

Proudly presented to you by Nick Earney - Lugtons Real Estate. It's hard to beat that feeling of returning home, especially after a challenging day. Imagine returning to this one - the property is private, the home is refurbished and it's all ready to enjoy. As soon as you walk in, you'll notice the tone of the home is relaxation. Neutral colours and well lit living spaces offer a calming atmosphere. There really is a lot to note about this home - it's insulated, has a DVS system, two heatpumps and LED lighting. The kitchen has an induction cooktop, generous storage and a breakfast bar. There is a bathroom plus an ensuite and they're both tiled with back lit mirrors. The laundry folds away and there are two generous living rooms. The same is to be said about the property - the section is spacious and peaceful. There is off street parking and a garage with attached room currently used as an office. Covered outdoor area offers the perfect Summer BBQ setting and generous garden shedding will store all of the tools and more. This property is zoned for Fairfield Primary and Fairfield Intermediate, it is also well placed for Fairfield College, St Paul's Collegiate and Waikato Diocesan School. Bus routes are handy to the home and it is just moments away from the Davies Corner Shops, Chartwell Shopping Centre and Waikato River Walking Tracks. Not to mention it is a short and easy commute into the Hamilton CBD. Can't make my open home? Private viewings are available, give me a call to organise!

Land area	784 m <sup>2</sup>
Floor size	168 m <sup>2</sup>
Rateable value	\$1,120,000
Rates	\$4,157.00



Property files available here: <https://www.propertyfiles.co.nz/property/739970003>



Nick Earney

📞 07 838 3800

📱 022 402 4902

✉️ [nick.earney@lugtons.co.nz](mailto:nick.earney@lugtons.co.nz)