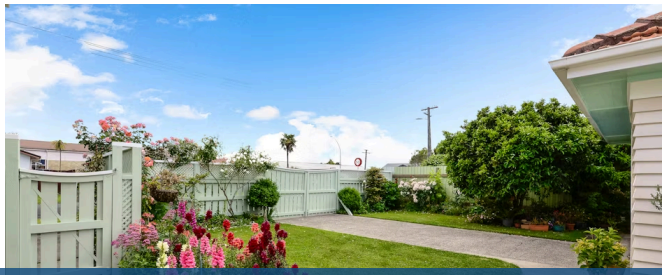
Lugtons

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1 Moncrieff Avenue, Fairfield

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They say you should never judge a book by it's cover and you certainly can't judge this home without seeing it first. Beautifully positioned to capture the sun, this cherished family home has been lovingly maintained to a high standard and now seeks new owners to write their own family story. Originally constructed in the 1940s our current owner has maintained and improved the property into something special over the past 40 years. Featuring three bedrooms, beautiful native timber flooring. A cosy living area with a brand new Rinnai gas heater framed in hand cut Macracarpa and feature tiling. A warm sunny dining area with a window seat looking over the private courtyard garden that will surely become a favourite place and the original kitchen was updated some years back and provides everything you need, modern gas cooktop and electric wall oven along with plenty of cupboard and bench space. The original bathroom has been renovated with the addition of a larger shower, stylish vanity, heated towel rail, porcelain toilet suite and a second toilet has been installed in the laundry for convenience. Other noteworthy improvements include extensive re-wiring, a freshly painted exterior and freshly painted interior window frames. The tile roof on the house has recently undergone a full maintenance review and repair. Outside you'll enjoy all the colour of beautifully planted gardens pathways and lawns that encompass this delightful home. A large double garage and off street parking complete this picture perfectly. The location couldn't be any more convenient with the choice of three different bus routes close by, local shops, medical centre and pharmacy. It's a quick 20 minute stroll into central city and the Claudelands Event Centre and parklands just a few minutes away.

Land area	607 m²
Rateable value	$530,000
Rates	$2,670.16

