



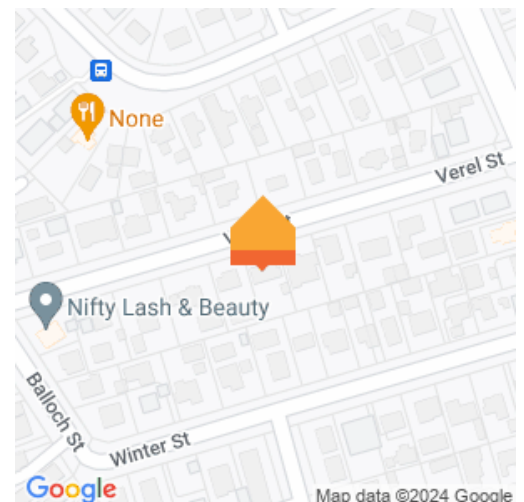
11 Verel Street, Fairfield



Deadline Sale, 4pm Wednesday 28th September 2022 (unless sold prior). This piece of inner-city paradise is worth checking out. The property boasts a 1960s Huntly Brick house on a large 804sqm established section situated close to Hamilton CBD. An ideal home for family living or the large section could pose an excellent opportunity for anyone wanting to extend the existing property or develop and add additional dwellings. •120m2 house, + a 28m2 garage (with power and workbench), 9m2 garden shed (with power), and additional carport. •804m2 section. The back section is fully fenced, ideal for keeping young family members or pets safe. •Plans available to extend the property into a 4-bedroom, 2-bathroom, 2-living. •Three bedrooms (2 large doubles and a single)

- One bathroom (with shower and bath)
- Separate toilet
- Laundry
- Kitchen - Dining room
- Lounge
- Two heat pumps
- Insulation underfloor and attic
- PVC moisture barrier under the house
- Rinnai Gas Infinity hot water
- Bosch Dishwasher
- Recently installed continuous Colour Steel spouting
- Rimu flooring and trim

Land area 804 m²
Rateable value 850000



Verel Street is a quiet location close to local shops. 3km from Garden Place. The property has an established garden with natives, sub topicals and many fruiting trees (apples, lemons, limes, peach, banana, mandarin, grape vines, feijoas, olives, raspberries, pear, guava, orange, and tangelo). Pergola structures add privacy to sections of the garden, giving it a rural sanctuary feel in town.



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