



Sold



## 18 Patrick Place, Fitzroy

Tucked away in a quiet cul-de-sac, this delightful three-bedroom family home is ready for you to move into. Brand new open plan kitchen plus new flooring and fresh paint throughout. Fully fenced on an elevated private section offering great security and creating the perfect environment for children and pets. Catches the sun beautifully with indoor/outdoor flow, both front and back with a designated barbeque entertaining area for family gatherings. The bonus is the extra off-street parking for boats and trailers, plus a generous outside room attached to the garage, perfect for teenagers. Situated in a great neighbourhood with a choice of parks and schools, as well as easy access to the CBD and beyond. Make lucky number 18 your new home and call Terry and his team for a private viewing today. For more information and property files, visit [www.terryryan.co.nz](http://www.terryryan.co.nz).



Land area	640 m <sup>2</sup>
Floor size	126 m <sup>2</sup>
Rateable value	750000
Rates	\$3,022.00

