



## 2B Martin Street, Fairfield

3 Bedrooms 1 Car 2 Bathrooms

Imbued with a sense of modern simplicity and delivering superb urban functionality, this near new townhouse is orchestrated for effortless living. From the inside to outdoors, every aspect of the design has been influenced by a commitment to the highest level of quality and connectivity. Constructed by reputable Turton Homes, the stand-alone duplex is faultlessly appointed. Spanning a 148sqm footprint over two levels, the home is an eye-catching assemblage of cedar board, brick and Coloursteel. Its seamless flow of the dining, living and alfresco is picture perfect for a family. Downstairs the kitchen, dining and living spaces mix and mingle in the social hub that's designed for entertaining. The indoor-outdoor forum dishes up a warm sunny environment for relaxation and the kitchen is a stylish composition of Corian bench-tops and Bosch appliances. There is a powder room at garden level as well as a double internal access carpeted garage, with a laundry. The sleep zone upstairs includes a master bedroom with a fully tiled ensuite shower and well organised large wardrobe, 2 more bedrooms and a family bathroom. A unified, contemporary aesthetic runs through the home and outdoors onto the private deck and landscaping. The property is fully fenced, designed for easy upkeep and ideal for a lock-up-and-leave lifestyle. The location offers huge benefits to a family with school-aged children. Waikato Diocesan, St Joseph's Catholic School and Woodstock School are strolling distance away. Proximity to the river, The French Tart Cafe, Fox Hair, Body Cafe, Shop9 and major retail and transport enhance all-round convenience. To download the property files please copy and paste the below link into your browser:

Land area	326 m <sup>2</sup>
Floor size	149 m <sup>2</sup>
Rateable value	\$1,100,000
Rates	\$3,876.00



<https://www.propertyfiles.co.nz/property/741590004>



Kerry Hopper

07 838 5870

021 984 173

kerry.hopper@lugtons.co.nz

<http://kerryhopper.nz/>