

## Your home is worth more with Lugton's







Land area

Floor size

Rates

Google

Rateable value

## ○ 85 Fitzroy Avenue, Fitzroy

Nestled on a generous 1998sqm (approx.) parcel of land, this secluded threebedroom residence boasts a brand new roof and a tranquil gully aspect. Positioned for an easy commute to the Waikato Hospital, Hamilton Airport and the CBD for everyday convenience. The inviting lounge and dining area features a cozy fireplace and a heat pump ensuring comfort throughout the seasons, while seamlessly connecting to the entertaining deck - an ideal space for entertaining friends and family. Practical kitchen is equipped with gas cooking and provides a peaceful view across the backyard. There are three spacious bedrooms, and the bathroom has been tastefully updated. Extremely private, the backyard includes grassed lawns, garden shed, and a serene backdrop of the gully, creating a truly peaceful setting. An external rumpus room would make an ideal teenager retreat or home office which has a private deck and gully outlook. Double garage and plenty of off-street parking, ready to move in and indulge in a lifestyle of tranquillity. To download the property files please copy and paste the below link into your browser:

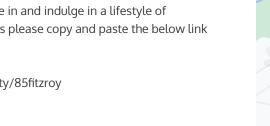
https://www.propertyfiles.co.nz/property/85fitzroy

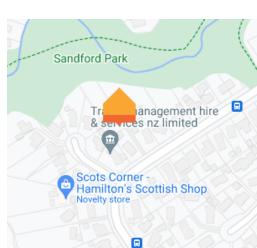


Iamie Barakat

07 853 0013

0274 285 426





1998 m<sup>2</sup>

137 m<sup>2</sup>

\$790,000

\$3,284.00

Map data @2024 Google



022 343 1375

melody.george@lugtons.co.nz

