



📍 85 Fitzroy Avenue, Fitzroy

Nestled on a generous 1998sqm (approx. ) parcel of land, this secluded three-bedroom 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>



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Land area	1998 m <sup>2</sup>
Floor size	137 m <sup>2</sup>
Rateable value	\$790,000
Rates	\$3,284.00

