



Sold



6 Tamihana Avenue, Fairfield



Just off River Road, this beautiful home is full of character and modern convenience, in a location that is arguably one of the best in Hamilton. Enjoy the peaceful street and tranquillity, just a hop, skip and a jump to the Waikato River walkway and an easy walk over the bridge to all that Hamilton CBD has to offer. Our vendors fell in love with the great outdoor living and magical gardens privately laid out at the rear of the freehold 876sqm section, which is sheltered in tall hedges and planted in a colourful array of shrubs and flowers. The majestic rimu tree that stands proud at the back of the yard is home to delightful wildlife. There are raised garden beds for the keen gardener and a spacious potting shed or workshop to house all your tools. The section is well-fenced; children and pets are kept safe. The character home itself is flooded with sunshine and brimming with original features, with its beautiful polished wood floors, leadlight windows and high ceilings. There is plenty of atmosphere here, and combined with the modern upgrades, this is a home that will tick the boxes for anyone looking for a property out of the ordinary. The open plan kitchen will delight the chef of the family, with its abundance of cupboard and bench space, quality appliances, and easy flow to the outdoor deck through stacker doors you'll just want to throw open on those warm summer days. The well-designed layout includes a dedicated dining room, and a spacious lounge with stairs to the large basement internal double garage below, with additional space suited to an office, hobbies or just extra storage. There are three good-sized bedrooms, and the master ensuite and family bathroom are both fresh, modernised spaces.

Land area	876 m <sup>2</sup>
Floor size	261 m <sup>2</sup>
Rates	\$5,529.55

