



Sold



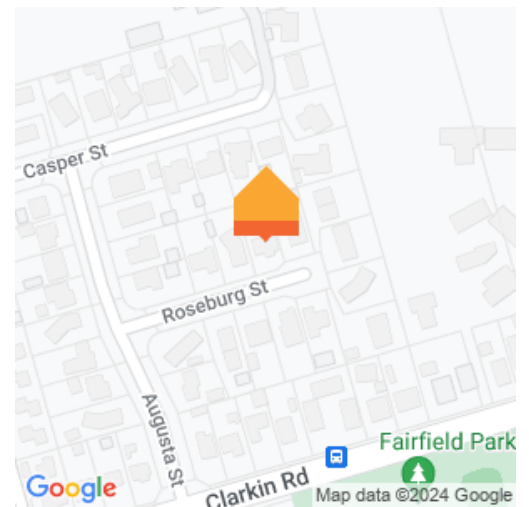
7 Roseburg Street, Fairfield

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Proudly presented to you by Nick Earney - Lugtons Real Estate. Placed towards the end of a delightful cul-de-sac and set behind a picturesque front landscape, this tidy and mostly original 60s brick home could be just what you have been searching for. Upon entering the home you'll notice retro aspects that could be preserved or updated. The home offers a practical layout and you'll appreciate the space on offer. The kitchen is functional and has a rear access door that makes morning coffee in the garden oh-so inviting. A quick glance is all it will take for you to note a meticulous green thumb has spent many days planning, planting, establishing and maintaining the outdoor garden setting, now a peaceful and private escape just waiting for you. During inspection you'll notice the home has been well looked after. Buyers will enjoy the benefits of new Coloursteel roofing fitted in 2015 for years to come. This property is zoned for Fairfield Primary and Fairfield Intermediate, it is also well placed for Fairfield College, St Paul's Collegiate and Waikato Diocesan School. Bus routes are handy to the home and it is just moments away from the Davies Corner Shops, Chartwell Shopping Centre and Waikato River Walking Tracks. Not to mention it is a short and easy commute into the Hamilton CBD. The ideal settlement for the vendors would be mid-late February of March. Property files are available here: <https://www.propertyfiles.co.nz/property/701000003>

Land area	733 m ²
Rateable value	\$800,000
Rates	\$3,178.63



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