Lugtons

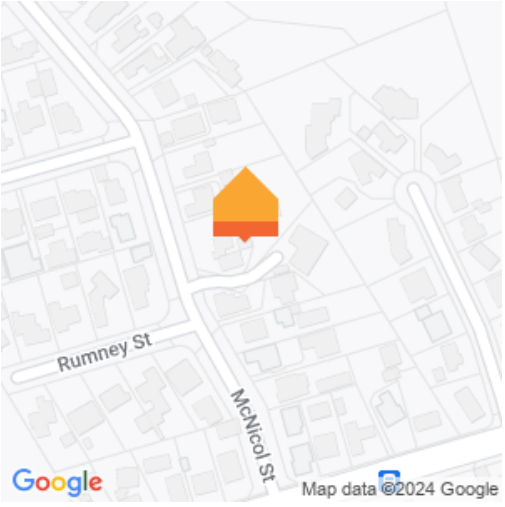
Your home is worth more with Lugton's

12B McNicol Street, Fairfield

3 1 1

Tucked away on a huge 1887m2 private site, this exceptional parcel of land delivers a retreat-like vibe in the heart of sought after Woodstock. The much-loved family sanctuary is cocooned in nature, backdropped by a lush gully and has a sense of whispering solitude, belying the fact it is in a coveted urban setting. Seamless interplay between indoors and out creates a superb environment for peaceful laid back living against a beautiful bush aesthetic that attracts local tui. Sliding doors and large picture windows capture the verdant outlook while a large timber deck and pool area encourage relaxed alfresco living. This outdoor precinct, smoothly crafted into the secluded grounds, invites enhancement. Kitchen and bathroom have been upgraded and there is scope to add further value in an area renowned for its high performance real estate. Timber ceilings complement the natural surroundings, cooking and heating are gas, and a second toilet in the separate laundry is a welcome extra. A single car garage and a double garage workshop expand the use of the property, which also boasts two access ways, taking its potential to the next level. (Subject to due diligence with Council.

Land area	1887 m²
Floor size	140 m²
Rateable value	$570,000
Rates	$3,207.52



Terry Ryan

07 855 0550

021 909 978

terry.ryan@lugtons.co.nz

http://www.terryryan.co.nz/

Graeme Rowe - Branch Manager

07 838 3800

0274 433 156

graeme.rowe@lugtons.co.nz