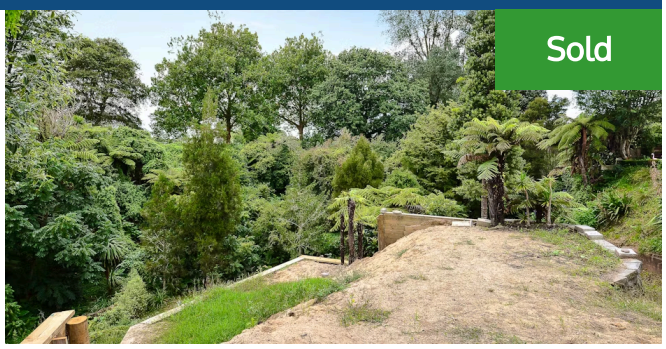

28 McNicol Street, Fairfield

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Viewing by appointment only. Your 350m2 home has views that can't be built out, a huge multi-use basement, and an end of cul-de-sac location footsteps from Waikato Diocesan School. Extremely versatile and full of amazing potential, you can move in and instantly enjoy your handily located family nest that lies close to the river, Day's Park, and River Road for easy city commuting. There are opportunities to add value through upgrades, create self-contained living, or operate a home-based business. Tradies will especially appreciate the calibre of the basement area and the property's vehicle capacity in terms of both parking and manoeuvrability. Workshop benches and shelving remain. Your remodelled kitchen overlooks the indoor-outdoor living environment set against a tranquil gully backdrop bordered by a stream. The kitchen features engineered stone counters, a 1. 5 Bosch oven, good pantry storage and LED lights. Sunny north-facing living, an office and four bedrooms sit above the big garage, workshop, utility rooms, large second lounge/rumpus, and multi-purpose room with a bathroom. The basement runs the full length of your home and its spacious floor area is fully utilised. Upstairs has gas ducted central heating for cosy winter warmth.

Land area	1661 m²
Rates	$3,437.84

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