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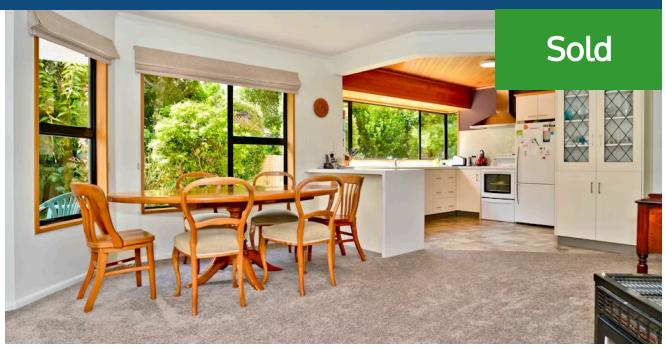

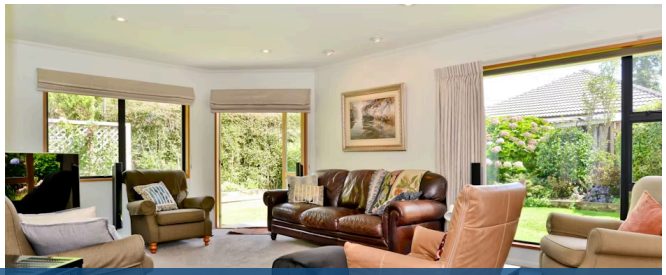

27A Anson Avenue, Fairfield

3 2

In a boutique location close to Fairfield Bridge, this well-presented home is perfect for downsizers, professionals or a smaller family wanting close proximity to the city, Woodstock School and lifestyle attractions, including river and cafe culture. Tucked away in a quiet end-of-drive setting in a private landscaped environment, the two storey (largely) brick home delivers warmth, a sense of embracing cosiness and convenience. The layout sees the master suite at ground floor, and two family bedrooms and second bathroom upstairs, peacefully positioned for guests or children. The master bedroom opens to the downstairs bathroom for ensuite convenience. Living is open plan in a convivial light-filled space with a logburner, heat pump and easy outdoor connection via two sets of french doors. A window running the full length of the kitchen bench floods the area with light while framing a restful garden outlook. Abundant glazing creates a bright, uplifting ambience in the living zone. There is an office nook, separate laundry and double internal access garaging. The secluded section has visitor parking, a garden shed and established gardens. Neighbours are well screened. This superb blue location in the heart of Woodstock is renowned for its character, central location and remarkable capacity for capital gain.

Rateable value	$540,000
Rates	$3,118.66

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