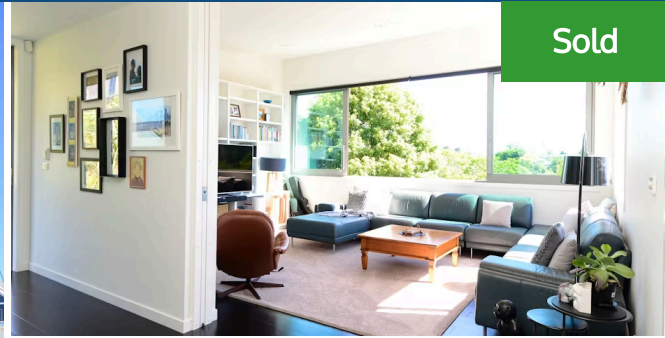


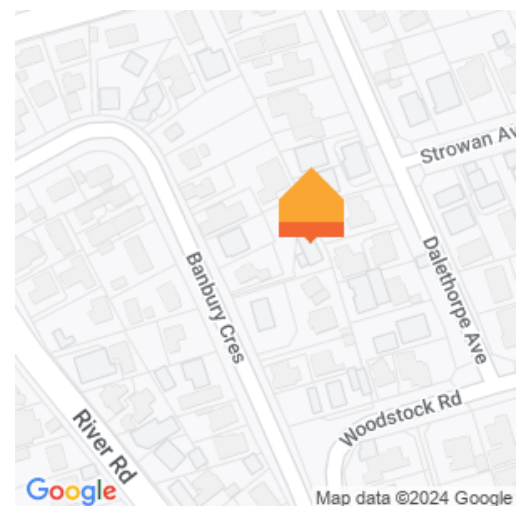


34B Banbury Crescent, Fairfield

Commanding a private and elevated position in one of Hamilton's most sought-after central city locations, this modern home is a brilliant study in contemporary living. Superbly sited to take in Hamilton's leafy suburbs and stunning sunsets, the section's elevation is optimised to its fullest. Made for everyday indulgence and effortless entertaining, the home comprises a series of indoor and outdoor living spaces that are a joy to live in. Commercial profile double glazing creates a seamless environment that maximises the views while the generous use of stacker doors and the creative placement of windows provides a spontaneous connection between internal and external living spaces. Simple clean lines allow for personalised decor touches in the style of your choice, while large walls offer canvas-like backgrounds to showcase your art. The streamlined kitchen blends well with the family living zone that brings together dining and lounge spaces in a socially cohesive setting while complimenting the home's industrial-style look. A separate formal lounge has the capacity to unite with the communal area if desired. This level also contains a guest powder room and well-appointed laundry. Three double-sized bedrooms complete the top-level sleep zone along with a beautifully tiled bathroom with all the upper story revealing fantastic district outlooks. Double garaging with extra storage is at basement level. Quality and innovation feature throughout, comforts are provided by two heat pumps and a living flame gas fire set in a showpiece block fireplace. High stud ceilings and masses of glazing ensure an abundance of natural light. Alfresco entertainment comes alive in the glass balustrade patio and courtyard featuring an in-built fire. Delivering a lifestyle akin to a low maintenance apartment, yet with the benefit of stand-alone freehold security.

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Land area	599 m ²
Floor size	230 m ²
Rateable value	\$845,000
Rates	\$3,972.02



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