Lugtons

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Sold

42 Radiata Street, Fairview Downs

Builders Report available on request!

3 2 2

Land area	811 m²
Floor size	130 m²
Rateable value	$550,000

Here's a serious opportunity to Restore and Refurbish, or Demolish and Develop. For the DIY or BUILDER, this 2 storey home is in need of some tender loving care, but has serious scope to add value with it's 130m2 floor plan. Offering 3 bedrooms, 2 bathrooms, 2 lounges, a cozy kitchen plus laundry nook, this 1990's dwelling would benefit from your creative touch. The DOWNSTAIRS features two bedrooms with the master and lounge opening out to a semi wrap-around-deck, ideal for outdoor entertaining. Stay warm during winter with gas hot water and Panasonic heat hump. The UPSTAIRS features a main bedroom complimented with bathroom and toilet. (The vanity will need to be replaced) The lounge is currently being used as a 4th bedroom, with the bonus of a walk-in ceiling cavity for extra storage. Other features include a double garage + work bench area, with lean-to space for more storage. There's also a drive-through carport which can be closed off with a swing gate. For the DEVELOPER - While this 811m2 property is too tight to sub-divide, the HCC have indicated there's scope for an additional 60m2 ancillary unit (eg granny flat) or a single DUPLEX complex. (Check with HCC for more info.)

Take advantage of the handy Eastside location, within walking distance to Raymond Park, only a short drive to Wairere Drive Expressway, Ruakura Cafes, Porritt Stadium, Heritage Park and Chartwell-Rototuna Shopping

Why delay contact Dobbo or Sharon Dobson today

Dobbo 021 995 906 (TV3 News and Sport 1994 - 2012)

Sharon 021 408 487

Howard "Dobbo" Dobson

021 995 906
dobbo.dobson@lugtons.co.nz