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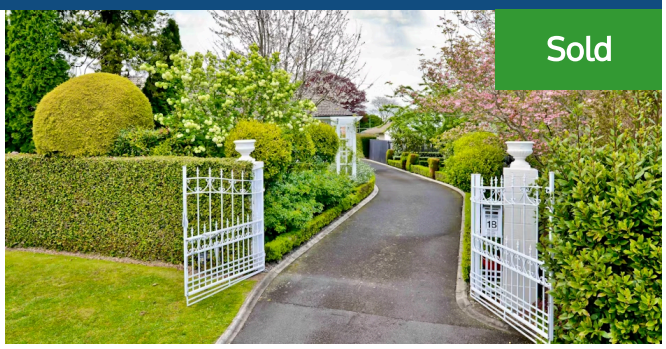
Your home is worth more with Lugton's



18 Fairfield Road, Fairfield

Your home is a seamless combination of character and contemporary style. Your 1950s stately residence delivers designer living spaces with quality finishes. A stunning 1092sqm landscaped environment wraps around your beautiful home, which has been featured in Hamilton's Fine Homes Tour. Peace, privacy and position are here to enjoy. Set in an urban oasis, meticulously maintained and instantly appealing. The layout is thoughtfully conceived for family and guests. There are separate accommodation wings, superb break-out areas, an open plan kitchen, meals and family living hub, plus versatile utility space that includes an office that can be converted back to double garaging and gaming area for teens. Upgraded last December, your large chef-ready, composite stone kitchen has two full wall ovens, gas hob, powered bench, soft close cabinetry, on trend fittings, and ample storage and serving areas. All appliances are Bosch. Living options provide generous areas for formal entertaining, relaxation, and family living. Rooms interact with outdoor settings. There is gas underfloor heating, two open fires set with marble hearths and surrounds. Bathrooms are tiled, pristine spaces. Period detailing is evident throughout, chandeliers hang from plaster ceilings and flooring is polished matai, carpet and tiles.

4 3 2

Land area	1092 m²
Floor size	246 m²
Rateable value	$940,000
Rates	$5,659.34

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