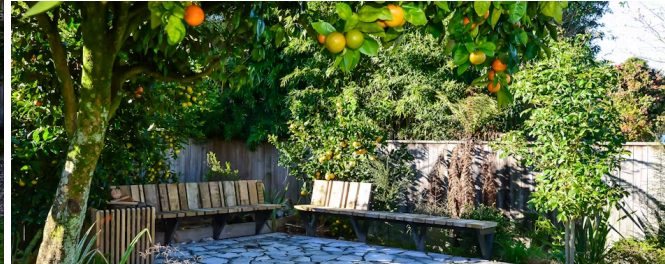




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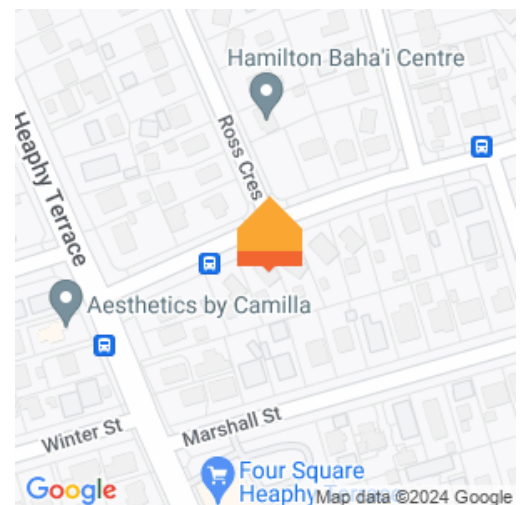


12 Holland Road, Fairfield

3 bedrooms, 1 bathroom, 1 car garage, 1 car garage

Turning tradition on its head, this three bedroom Fairfield home has been beautifully reworked for contemporary family life. Its clean fresh palette and polished timber floors give a crisp modern look. But there's more to this home than its appealing looks. The whole house has been rewired and insulated top and bottom. A new oven and new Bosch dishwasher feature in the sleek modern kitchen. The family bathroom is a stylish assemblage of bath, shower, vanity and toilet. An office with built-in storage feeds off the lounge and the laundry is separate. A heat pump, gas infinity hot water and ultra fast fibre enhance day-to-day livability. Abundant glazing draws in light and natural warmth, creating a bright, warm, feel-good aesthetic. Large spacious decks, front and back, are made for entertaining. The fully fenced section is a landscaped delight, accommodating a big double garage and workshop plus off-street parking. The spacious lawn is ideal for backyard games and play equipment. There is a good balance of productive and ornamental gardens. The veggie bed is raised and a pretty cottage garden adorns the rear boundary. Citrus trees are all established and natives add beauty. The tank connected to rain water is an environmental bonus. Heaphy Terrace shops and medical centre are just around the corner. Jubilee Park, Claudelands Event Centre, Five Cross Roads and the CBD are walking distance from this centrally located home, which has enormous entry-level appeal. For further information or to view please call Melissa Wilton on 021 157 3459.

Land area	789 m ²
Floor size	144 m ²
Rateable value	\$470,000
Rates	\$2,581.45



Melissa Wilton

07 853 0013

021 157 3459

melissa.wilton@lugtons.co.nz