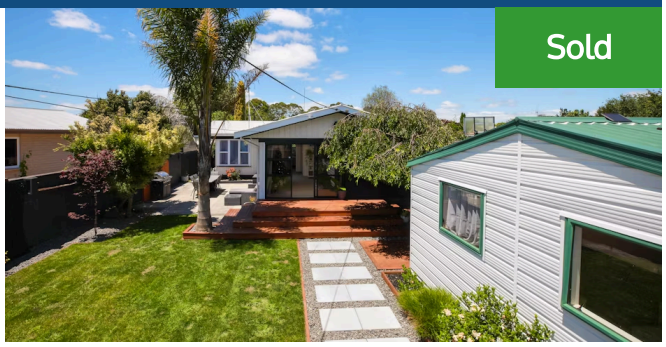
Lugtons

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68 Fitzroy Avenue, Fitzroy

3 1 1

68 Fitzroy Ave is a 3 bedroom must have! This single level, fully fenced house built in the 70s, sits on a 685m2 freehold section that is perfect for first home buyers or young families. There is also an outside room currently being rented as a bedroom which could make this property a great addition for your investment portfolio or space for a growing teenager. The current owners are relocating so we are on the hunt for someone new to come and love this home as much as they have. Recent landscaping work makes the outside patio area perfect for a summer BBQ and to entertain guests from the open plan kitchen and living area. Two heat pumps keep the home comfortable all year round. The home is complete with a single garage with handyman's bench space, perfect if you're good on the tools, plus there is a number of options for off street parking. Out the back of the house is space for a tidy garden plot, and extra space for kids to play. If they need more room, it's just a short stroll down to the nearby park. A short drive or bus ride to the CBD, Fitzroy is in a handy spot that's only growing more central with Hamilton's rapid expansion. Enjoy a pleasant stroll through the gully, or visit the bird park to take in some wildlife. Nearby conveniences come in the form of New World, BP and Urlich Shopping Centre, with more bound to be added in time as the new Peacocke suburb is built. Sound like the right Fit for you? Then get on down to Fitzroy by giving Sam a call on 020 4038 1998. LIM & BUILDERS REPORTS AVAILABLE

Land area	685 m²
Floor size	143 m²
Rateable value	$490,000





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