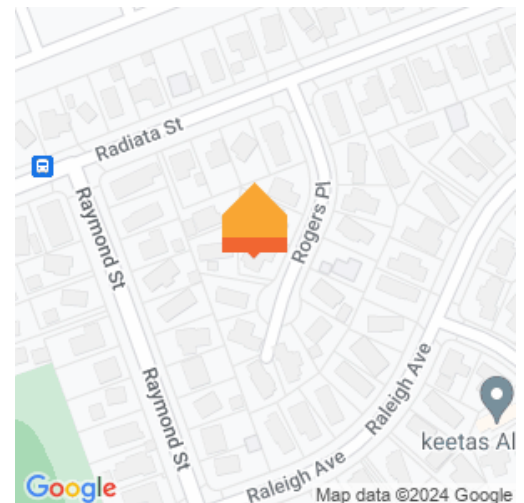


## 8 Rogers Place, Fairview Downs

This well-crafted family nest lies in a quiet, family-friendly cul-de-sac in a central and increasingly sought after area. Fairview Downs abuts Ruakura's giant site, set to become New Zealand's largest integrated commercial and lifestyle development with an inland hub and logistics facilities. Buyers wanting to enjoy a warm inviting home right now and reap gains further down the track will appreciate this investment. It offers three bedrooms, generous living and dining spaces, plus double internal access garaging. Ceiling and wall insulation, gas heating and an HRV system keep the interiors ambient all through the year. Light-filled living areas spill outdoors to a sunny courtyard area for relaxing and entertaining. There is a garden shed for external storage and plenty of parking out front. Brick construction hints at easy care. Close proximity to Wairere Expressway makes getting around town a breeze. Ruakura, Five Cross Roads, Hamilton East, Waikato University and the CBD are all in easy reach. Greenhill Park's new retail precinct, eateries and family restaurant are walking distance.

Land area	655 m <sup>2</sup>
Floor size	145 m <sup>2</sup>
Rateable value	\$600,000
Rates	\$2,716.75



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