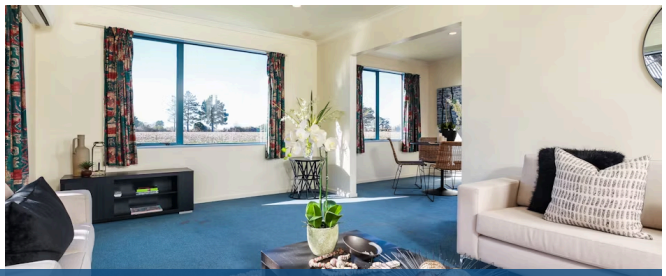
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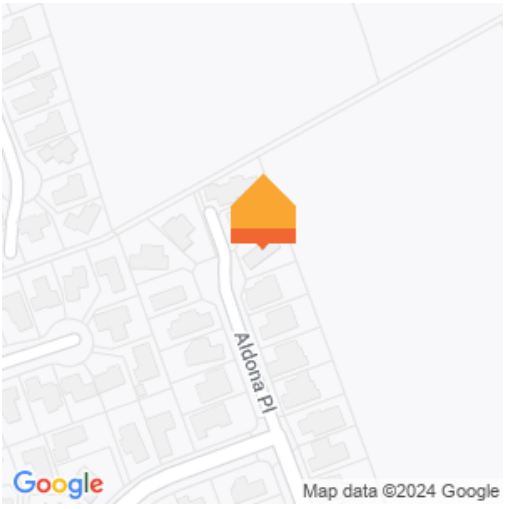


40 Aldona Place, Fairview Downs

3 1 1

This classic brick and tile home earns a reputation for effortless family living. It spreads over a single level layout that combines an open plan living environment with three bedrooms, an office and double internal access garage. The living area is light-filled and zoned into distinct spaces for dining and lounging. The property has first-home as well as investor appeal. Liveability and comfort are enhanced by the natural effects of the sun and the benefits of ceiling insulation and a heat pump. There is good off-street parking, no neighbours on the rear boundary and a backyard where kids can run about and landscapers can get creative. The home lies in a family-friendly neighbourhood renowned for its centrality and proximity to Wairere Expressway for easy commuting. So much is in minutes' reach, including retail, Waikato University, Ruakura industries and innovation, and the city centre. The development of Ruakura's inland port looks set to boost demand for Fairview Downs real estate and make this property an astute investment with great potential for future gain.

Land area	641 m²
Floor size	140 m²
Rates	$2,930.67





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