

# Woodstock Sanctuary

8 Anson Avenue  
Fairfield



**Terry Ryan**

021 909 978  
terry.ryan@lugtons.co.nz

**Heather Whyte**

027 239 2751  
heather.whyte@lugtons.co.nz

**T&H**

 **Lugtons**



## About the Property

4 BED | 2 LIVING | 3 BATH | 1 STUDIO | 2 CAR

### 8 Anson Avenue Fairfield

Step inside 8 Anson Avenue where timeless elegance meets modern convenience. So much road appeal this two-storied 1930's Art Deco home could not be better positioned for easy family living. Located in a popular tightly held location with river walks, good schools and an easy stroll to the CBD just some of the appeal.

A choice of four double bedrooms and three modern tiled bathrooms all equipped with underfloor heating for the cooler months ahead. Practicality meets comfort with a new roof complete with insulation top and bottom. The several living zones plus studio including rounded walls, native timber floors and plaster ceilings creating an ambience highlighting the beautiful art deco era.

The heart of the home is the stylish new Paula Waterhouse designed kitchen featuring a large skylight, double oven with dual fridge/freezer. Socially positioned for entertaining friends and family with bifolds doors taking you out to the private rear deck overlooking the native gully.

Imagine cosying up in the spa pool on those cold winter nights, with only the stars above and secluded native tree back-drop.

Situated on a generous 981m<sup>2</sup> established section nestled in a family friendly neighbourhood. A double enclosed carport and good size workshop cater to all your storage and vehicle needs. Explore nearby river walks and enjoy a selection of great school's whilst discovering great coffee only a short stroll away.

The vendors are downsizing leaving behind a much loved family home for the next fortunate owners to enjoy as much as they have.

Don't miss this opportunity to make this stunning 1930's Art Deco home yours. Call Terry or one of the team today to view!



























## Legal Description

Lot 1	DP 11128
Record of Title:	SA7A/267
Land Area:	981m <sup>2</sup>
HCC Rates:	\$4,939.93
WRC Rates:	\$1,007.55
Age:	1930-1939

## Chattels

- Rangehood
- Double Wall Oven
- Induction Cooktop
- Light Fittings
- Smoke Detectors x 2
- Alarm System
- Heated Towel Rails x 3
- Auto Garage Door
- Garage Remotes x 2
- Fixed Floor Coverings
- Curtains
- Blinds
- Clothesline
- Mirrors
- Washing Machine Taps
- Plumbed Fridge/Freezer
- Security Lights
- Heater in dryer cupboard
- Irrigation System
- Speakers x 4
- Heat Pump x 1
- Heat Transfer System
- Gas Heater



## Local Schools

Woodstock School  
St Joseph's Catholic School  
Fairfield Primary School  
Fairfield Intermediate  
Fairfield College  
Waikato Diocesan

## Local Conveniences

Waikato River Trails  
Ranfurly Park  
French Tart Cafe  
Fairfield Park  
Claudelands Event Centre  
The Roaming Giant

# Rental Appraisal

## 8 Anson Avenue Fairfield

4 BED | 2 LIVING | 3 BATH | 2 CAR  
1 STUDIO

I have assessed this property on the 3rd April 2024 and advise that the expected weekly rental return would be approximately.

# \$900 - \$950

Please note this appraisal has been compiled with information sources regarding market rentals at the date of this appraisal. As rental values vary regularly depending on supply and demand, it is important to note that this is our considered opinion only as to the value and not a guarantee of rental income. Please do not hesitate to contact me if you require any further information

Yours faithfully,

**Yvette McLean**  
*Property Manager*  
027 278 8257

**Property Management**  
by  **Lugtons**





# The power of teamwork, the promise of results.

Two agents, one mission: to exceed your expectations in selling or buying property, we go the extra mile, earning your trust time and again.



Terry Ryan | 021 909 978

Heather Whyte | 027 239 2751

[terryryan.co.nz](http://terryryan.co.nz)





## Terry Ryan

**Sales Consultant**

021 909 978

terry.ryan@lugtons.co.nz

Achieving Supreme Double Diamond has nothing to do with luck, but has everything to do with market knowledge, experience, commitment and a determination to ensure clients achieve the best possible result.

Anyone could simply sell your property, but if you want to ensure you maximise the potential of one of your most significant assets and obtain what it is really worth you need:

- Expertise that comes with over 26 years of successful results
- Hundreds of satisfied clients
- An extensive database of potential buyers
- The backing of a team of dedicated professionals

In the 16 years Terry has been involved with Lugton's Hamilton's most iconic Real Estate Company, Terry has received numerous awards, including being the No 1 Top Residential Salesperson at Lugton's for the last eight years and ARERA Australasian Real Estate Agent of the year for 2012/2013/2014. These awards reflect the successes of his clients and are a measure of the results they have received. These results come from the personal interest Terry takes in every property he is entrusted with.





## Heather Whyte

**Sales Consultant**

027 239 2751

heather.whyte@lugtons.co.nz

"I entered Real Estate coming from a background of Sales and Hospitality Management. Over a 10 year period I enjoyed a successful sales career working with Blue Chip Corporates such as Lion Nathan and Coca-Cola Amatil. The training, high expectations and success I experienced with these two market leaders gives me the discipline and advantage to be on the front foot when it comes to selling, marketing and assisting you in your next property move."

### **My commitment to you...**

I appreciate every client is unique in their requirements and I want to ensure that your experience in what can be a very stressful process is an experience you will look back at favourably.

I am fortunate to be working in an industry that brings together two of my passions: People & Property.

Results orientated. I will help you negotiate to get the best possible price when buying or selling.

Sales and marketing skills honed by my experience in the corporate world.

### **I can help you take the next step...**

I can offer you a no-obligation current market appraisal of your home, including relevant information on recent sales within your area, current listings in your area and discuss different methods of sale; together we can find the best way to successfully market your home.





GROUND FLOOR: APPROX AREA 191.0 SQM



1ST FLOOR: APPROX AREA 50.4 SQM



photoplan  
CO.NZ

**8 Anson Avenue**

Total approx. floor area 241.4 sqm

This plan has been created for marketing purposes only. Floor areas include garages unless stated otherwise. While all care has been taken to ensure information is correct, we do not take responsibility for any inaccuracies. Floor plans cannot be reproduced without the written consent of PhotoPlan.



Licensed under the Real Estate Agents Act 2008.

Photos and floor plan are the property of Lugtons Real Estate and are not to be used without prior consent.

[www.lugtons.co.nz](http://www.lugtons.co.nz) | XR20503