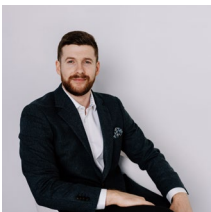


Refreshed & Ready

94B Clarkin Road
Fairfield



Blake Agnew

Sales Consultant

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Terry Ryan

Sales Consultant

021 909 978

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About the Property —

Perfectly positioned in Fairfield, this stylishly updated three-bedroom home is the ideal choice for first-home buyers, families, or savvy investors seeking comfort, convenience, and future potential.

Step inside to discover a light-filled interior that's been tastefully refreshed with brand-new carpet and a full interior repaint. At the heart of the home, the sleek modern kitchen stands out with quality Bosch appliances, stone benchtops, and excellent storage — all seamlessly flowing into the open-plan dining and living area, perfect for everyday living and entertaining.

All three bedrooms are well-sized, complemented by a tidy family bathroom and the added practicality of a separate toilet.

Outside, a detached garage adds further functionality, while the generous section offers space to enhance with landscaping or outdoor living features.

Location is key, and this home delivers — right next to St Joseph's School and just minutes from Hamilton's city centre, you'll enjoy easy access to local amenities, schools, and transport.

With its fresh updates, sought-after location, and scope to add value, 94B Clarkin Road presents a smart opportunity not to be missed.



















94b Clarkin Road

Total Floor Area: 90 sq.m APPROX.



*in*House

This floor plan has been created by inHouse and are intended solely for marketing purposes. The plans are not scale drawings, however, we've made every effort to ensure the accuracy of the information, but we cannot be held liable for any potential inaccuracies. We kindly request that you refrain from reproducing or distributing the floor plans without obtaining consent from inHouse.

Additional Information —

Legal Description		Local Schools	Local Conveniences
Firstly, an Estate in Fee Simple as to a 1/2 share of 1158m2 more or less, being Lot 4 DPS4613 on CT SA60A/298		Fairfield Primary School	Davies Corner Shops
SECONDLY, an Estate in Leasehold created by Lease LB360618.2 for a term of 999 years from 19.05.1986 described as Flat B DPS 41870, and Garage C DPS 7388 also comprised on CT SA60A/298		Woodstock School	Heaphy Terrace Shops
		St Joseph’s Catholic School	Chartwell Shopping Centre
		Fairfield Intermediate	Fairfield Park
		Fairfield College	Cluadelands Park
		Waikato Diocesan School for Girls	Porritt Stadium
		St Paul’s Collegiate	Hamilton CBD
			Claudlands Event Centre
			GLOBox Arena
			Hamilton Farmers Market
Year Built	1980’s		
HCC Rates	\$3536.19		

Chattels

Dishwasher	Light Fittings	Heat Pump	Underbench Oven
Fixed Floor Coverings	Heated Towel Rail	Washing Machine Taps	
Rangehood	Cooktop	Smoke Detectors	
Waste Disposal	Clothesline	Bathroom Mirrors	



Rental Appraisal —

94B Clarkin Road Fairfield

3 BED | 1 LIVING | 1 BATH | 1 CAR

I have assessed this property on the 9 October 2025 and advise that the expected weekly rental return would be approximately.

\$600–\$620

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**



Meet Your Sales Consultant —



Blake Agnew

021 195 0238 blake.agnew@lugtons.co.nz

Born and raised in Hamilton, Blake has a deep connection to the city and an extensive network of contacts, making him the ideal agent for buyers and sellers in the area. He is passionate about the property market and with six years of experience in the building industry he has a good understanding of the local market. His first-hand experience of personally building and selling multiple homes, gives him unique insight into the processes and challenges that homeowners and buyers face.

Blake's commitment to achieving outstanding results is driven by his understanding that buying or selling a home is a significant event in people's lives. Blake views it as a privilege to be trusted with such a critical responsibility, and he works diligently/tirelessly to exceed his clients' expectations every step of the way.



Meet Your Sales Consultant —



Terry Ryan

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.

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.



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