

Love at First Sight

109 Fairfield Road
Fairfield



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T&H

 **Lugtons**



About the Property

3 BED | 1 LIVING | 1 BATH

109 Fairfield Road
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Welcome to your new affordable home on a family friendly 867m² section nestled in the heart of a thriving community. This charming freshly painted three-bedroom home is waiting to welcome you.

Step inside and discover the charm of polished timber floors, adding warmth and character to every room. The newish kitchen and bathroom are both stylish and functional offering convenience for everyday use. Stay cosy during those cooler months with insulation top and bottom complimented by efficient gas heating and hot water.

The French doors open out to the huge north facing deck ideal for those barbeques with friends and family. So much room for children and pets to play with a blank canvas to landscape as you desire. Situated in a central location you will find yourself just moments away from a choice of schools, cafes and shops making errands and outings a breeze.

Don't miss this opportunity to get on the property ladder and make this house your home.

Call Terry or the team today if you would like to view this property





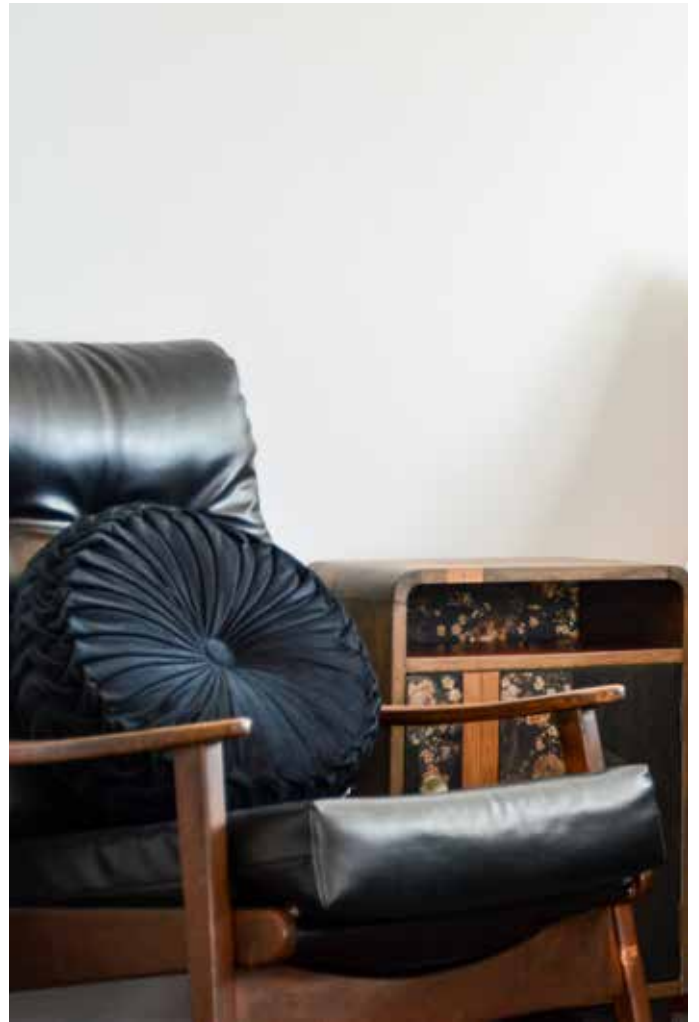












Legal Description

Lot 81	DPS 1110
Record of Title:	SA8B/1089
Land Area:	868m ²
HCC Rates:	\$2571.31
WRC Rates:	\$527.51
Age:	1950s

Chattels

- Rangehood
- Under Bench Oven
- Electric Cooktop
- Dishwasher
- Light Fittings
- Smoke Detectors x 2
- Fixed Floor Coverings
- Curtains
- Blinds
- Clothesline
- Garden Shed
- Washing Machine Taps



Local Schools

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

Local Conveniences

Ranfurly Park
Claudelands Park
Waikato River Trail Walks
Claudelands Events Centre
French Tart Cafe
Heaphy Terrace Shopping Centre



Rent Appraisal

109 Fairfield Road,
Fairfield

3 BED | 1 LIVING | 1 BATH |

I have assessed this property on 14th March 2024 and advise that the expected weekly rental return would be approximately:

\$560 - \$590

Please note that 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.



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Terry Ryan

Sales Consultant

021 909 978

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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

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"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.





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.co.nz

109 Fairfield Road

Total approx floor area 104.3 sqm

Floor plans have been created for marketing purposes only. Floor areas include garages unless stated otherwise. Whilst 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 Photo Plan.



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