

Woodstock Family Haven

8 Anson Avenue
Fairfield



Terry Ryan

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T&H

 **Lugtons**



About the Property

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

8 Anson Avenue Fairfield

A rare gem of a home where the character and charm of yesteryear blends seamlessly with the modern conveniences of today. This two-story home is perfectly positioned for easy family living in a tightly-held, sought-after location situated on a peaceful tree-lined street. With excellent schools, and the CBD just a short stroll away, this property offers the ideal lifestyle for the discerning buyer.

Featuring four double bedrooms and three modern, tiled bathrooms, each complete with underfloor heating, this home ensures warmth and luxury all year-round. A new roof, along with insulation both top and bottom, adds to the practical comforts. Multiple living areas plus an office/studio showcase the beauty of the Art Deco era, with signature rounded walls, native timber floors, and decorative plaster ceilings creating a warm, elegant ambience.

At the heart of the home is a stunning, Paula Waterhouse-designed kitchen. With a large skylight, double oven, and dual fridge/freezer, the kitchen is not only functional but ideal for entertaining. Bi-fold doors open to a private rear deck, overlooking a serene native gully, offering the perfect indoor-outdoor flow for gatherings.

Picture yourself relaxing in the spa pool on chilly winter nights, surrounded by native trees and a canopy of stars.

Set on a generous 981m2 established section in a family-friendly neighbourhood, the property includes plenty of off-street parking and a workshop to meet all your storage needs. Explore nearby scenic river walks, enjoy excellent schools, and discover your new favourite coffee spots just a short stroll away.

With the current owners downsizing, this much-loved family home is ready for new memories to be made, so don't miss your chance to secure this stunning family retreat. Call Terry or one of the team today to arrange your viewing!

























Legal Description

Lot 1	DP 11128
Record of Title:	SA7A/267
Land Area:	981m ²
HCC Rates:	\$5,754.91
WRC Rates:	\$1,070.68
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
- Bathroom 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
- Dish Drawer x 2
- Spa Pool (as is)



Local Schools

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

Local Conveniences

- Waikato River Trails
- Ranfurly Park
- French Tart Cafe
- Fairfield Park
- Claudelands Event Centre
- The Roaming Giant
- FMG Waikato Stadium
- Easy access to Hamilton CBD

Rental Appraisal

**8 Anson Avenue
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1 OFFICE

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.



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Terry Ryan



Sales Consultant

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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



Heather Whyte



Sales Consultant

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

"With a decade of experience in real estate and four years as a Selling Office Manager, Heather has become a trusted figure in the industry. Known for her transparency, commitment, and empathy, she has built a loyal client base through her dedication, expert knowledge, and astute negotiating skills. Her approach to marketing is uniquely effective, drawing on her keen eye for interior design to present properties at their best. Her open communication style and enthusiastic nature create a great synergy with clients, focusing on a seamless process."

My knowledge of the local market, combined with a background in sales, marketing, and business management, allows me to offer a comprehensive view of the buying and selling process. I listen attentively to my clients' needs and work tirelessly to meet their objectives. When you're ready to navigate the real estate market, I'm here to guide you. Let's work together to achieve your real estate goals.



Kirn Parmar

Sales Consultant

027 854 7722 | kirn.parmar@lugtons.co.nz

"Welcome to my world of Real Estate! Driven by a passion for empowering people's lives through property, I'm dedicated to expertly guiding you through Hamilton's dynamic market. Whether you're building a family home or expanding your investment portfolio, I'm committed to making your dreams a reality."

As a proud member of Terry Ryan's esteemed team at Lugtons Real Estate, I thrive on collaboration and synergy. Together, we share unwavering work ethics and values, ensuring you receive exceptional service and support.

Ready to unlock Hamilton's market potential? I'm here to make it happen. Let's embark on this journey together – your success is my top priority.



Brooklyn Hayde

Sales Consultant

021 283 8222 | brooklyn.hayde@lugtons.co.nz

"Proudly born and raised in Hamilton, I carry a good understanding of the city and its vibrant communities. With great people skills and a love for property, my focus is finding what's right for you. Drawing from my background in grocery sales, I have developed an ability to work effectively with buyers, ensuring a seamless and rewarding experience."

With a passion for precision and a commitment to unbiased service, Brooklyn is a dedicated buyer's specialist, striving to make your home buying journey smooth, seamless, and stress-free. Brooklyn understands that purchasing a home is one of life's most significant decisions. She takes the time to listen to your needs, preferences, and concerns, ensuring that every step of the process is tailored to meet your unique requirements.



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 area includes 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.



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