

Deceased Estate

165A Clarkin Road
Fairfield



Terry Ryan

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T&H

 **Lugtons**



About the Property

2 BED | 1 LIVING | 1 BATH | 1 CAR

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Fairfield

Discover the perfect blend of comfort, affordability, and convenience with this charming two-bedroom brick unit. Nestled in a handy location, this property is ideal for first-time buyers, downsizers, or savvy investors seeking a low-maintenance and versatile home.

Step inside to find a well-maintained interior that offers a warm and inviting atmosphere. The two bedrooms provide ample space for rest and relaxation, while the sunny conservatory is the perfect spot to enjoy your morning coffee, or simply unwind. The unit's thoughtful layout maximizes every inch of space, making it both functional and practical.

Outside, you'll find a single garage with auto door remote access that offers secure parking or additional storage space, catering to all your needs. The solid Hinuera stone construction ensures durability and peace of mind, with ample back yard space for pets.

Located in a handy and well-connected area, you'll be just moments away from local shops, schools, public transport, and other essential amenities. Whether you're commuting or running errands, everything you need is within easy reach.

Offering incredible value in today's market, this property is a fantastic opportunity to secure an affordable home. Don't let this gem slip away - schedule a viewing today and take the first step toward making it yours!









Legal Description

Lot 2	DP 14397
Record of Title:	SA12C/631
Land Area:	½ Share of 885m ²
HCC Rates:	\$2720.55
WRC Rates:	\$488.63
Year Built:	1970's

Chattels

- Stove
- Rangehood
- Waste Disposal
- Water Filter
- Light Fittings
- Fixed Floor Coverings
- Blinds, Curtains & Blinds
- Smoke Detectors
- Heat Pump
- Bathroom Extractor Fan
- Bathroom Mirror
- Washing Machine Taps
- Clothesline
- Auto Garage Door & Remote x 1
- Security Door
- Garden Shed



Local Schools

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

Local Conveniences

- Bankwood Shops
- Davies Corner Shops/Medical Centre
- Heaphy Terrace Shops
- Chartwell Shopping Centre
- Fairfield Park
- Donny Park
- Waikato River Trails

Rental Appraisal

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I have assessed this property on the 12th December 2024 and advise that the expected weekly rental return would be approximately.

\$520 - \$550

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

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



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

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"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.



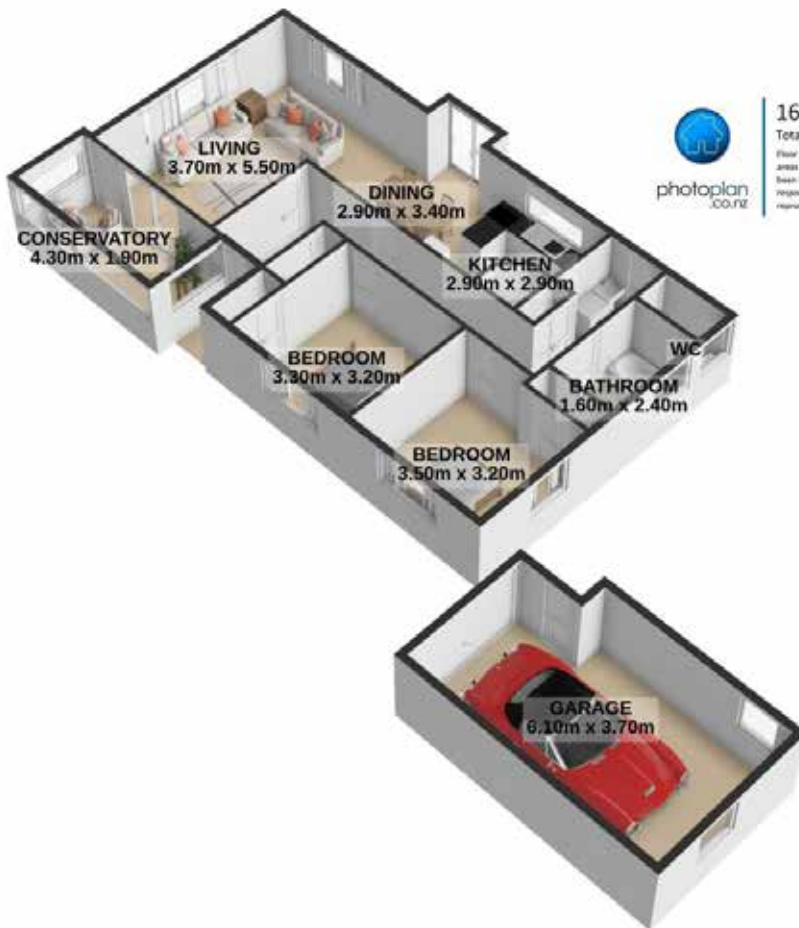
Brooklyn Hayde

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.



165A Clarkin Road

Total approx. floor area 116.9 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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