



Monday, 16 March 2020

167 Clarkin Road, Fairfield

This late 50's style, weatherboard clad three-bedroom home is located in a versatile location, less than 10 minutes' drive to Chartwell shopping mall or Hamilton CBD, as well as being in zone for multiple levels of schooling and a bus stop at the end of the driveway.

The house itself is down a right of way, offering privacy from the main road and reduced road noise. Inside, the whole house has been modernized with new carpet and fresh paint, a new shower installed in the laundry as to not take away the bathtub, and a new toilet installed just off the laundry. The kitchen has been brought to life with a fresh new look that includes everything from the lino through to the ceramic cook top, under-bench oven and dishwasher. There are three bedrooms that are generously sized. Outside, a wide driveway off the right of way, giving lots of off-street parking, ends with a single lock-up garage. A sizable front and back yard with an easy-care garden around the house.

Features:

- ❖ Heat-pump
- ❖ Private section
- ❖ Modernised bathrooms and kitchen

Financial Parameters:

Given the current market, it is my opinion that this house should rent somewhere between \$475 and \$500 per week.

This appraisal is based on our recent experience and research in this area. Market and seasonal conditions at the time of letting will influence the actual rent obtained.

Yours truly,

Ben Roberts
Business Development Manager

**Whilst careful market research has been undertaken to provide realistic appraisal information on the current details available, Waikato Real Estate Ltd accepts no liability for the accuracy and completeness of the appraisal information provided. Users of the appraisal information are advised to complete their own independent assessment.*