



410 River Road, Fairfield

## Personal Circumstances Dictates Sale

My seller's personal circumstances have changed, creating an exceptional opportunity for you to secure this timeless circa 1920s character home, perfectly positioned on an incredible 1,763sqm section complete with its very own tennis court.

While the tennis court could use a little love in its current condition, the foundations are there for you to restore and enjoy for years to come.

Designed for both relaxed family living and entertaining, the home seamlessly connects to a multi-level deck featuring built-in seating, a pergola, and a brick pizza oven, creating a strong indoor-outdoor flow and a practical space for hosting year-round.

At the heart of the home, the entertainers' kitchen sits alongside the home's original character features, including two fireplaces, bay windows, and detailed ceilings, all adding depth and charm to the property.

Nestled in the highly sought-after River Road location, you'll enjoy scenic river walks, a premium lifestyle, and the convenience of city

3  2  2 

### AUCTION

Thu 25th Jun @ 12:00PM

### VIEW

Sun 7th Jun @ 11:00AM - 11:30AM

### AGENTS

Varun Gajani  
021 0230 8644

[varun.gajani@ljhooker.co.nz](mailto:varun.gajani@ljhooker.co.nz)

### AGENCY

LJ Hooker Hamilton City

Specialist Marketing Limited

All information contained therein is gathered from relevant third parties sources.  
We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

amenities right at your doorstep. Local cafes, schools, and everyday essentials are all just minutes away.

Properties offering this level of character, land size, and blue-chip location rarely come to market. Pay no attention to online value estimates or the current CV.

This property is seriously for sale, and my sellers are committed to meeting the market auction day will be the sale day.

Call "The Waterview Specialist" today because tomorrow might be too late!

Auction Sale (Unless sold prior)  
Thursday, 25th June 2026, 12:00 pm  
11b Somerset Street, Frankton

### **MORE DETAILS**

Property ID                    10YHYU  
Property Type                House  
House Size                    223 m2  
Land Area                    1763 m2  
**Licensed Real Estate Agents (REAA2008)**

**Varun Gajani 021 0230 8644**  
Salesperson | [varun.gajani@ljhooker.co.nz](mailto:varun.gajani@ljhooker.co.nz)

**LJ Hooker Hamilton City**  
Specialist Marketing Limited  
11B Somerset Street, HAMILTON NZ 3289  
[hamiltoncity.ljhooker.co.nz](mailto:hamiltoncity.ljhooker.co.nz) | [hamiltoncity@ljhooker.co.nz](mailto:hamiltoncity@ljhooker.co.nz)

