



## Fairfield, 29 Estuary Crescent

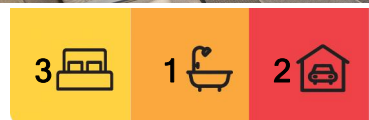
### Perfect Home for Downsizing or Retirement!!!

This charming, tidy home is sure to impress - it immediately captured my attention, and I'm confident it will do the same for you.

Whether you're relaxing in the spacious open-plan lounge, warmed by the pellet fire and heat pump, or unwinding in the sun-filled conservatory with a good book, you'll feel right at home.

With three generous bedrooms filled with natural light, a family bathroom, separate toilet, and laundry, this home has all the essentials. The kitchen is well-sized, perfect for entertaining, or you can step outside to the paved area and enjoy those long summer days with loved ones.

The low-maintenance garden is filled with vibrant colour, complemented by two garden sheds offering plenty of storage. The oversized garage provides ample space for your cars



**For Sale**  
Enquiries Over \$600,000

**View**  
By Appointment

**Contact**  
**Paul Anderton**  
0273 413 733  
paul@ljhmosgiel.co.nz  
**Caitlin Anderton**  
021 0823 2583  
caitlin@ljhmosgiel.co.nz



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**(03) 489 6800**  
Wayne Graham Realty Ltd



and still leaves room for a workshop. Plus, there's extra off-street parking for a trailer or caravan.

Located in a peaceful neighbourhood and just moments from town, this home offers the perfect setting for your retirement. Don't miss out on all this potential - my vendor is ready to move!

## More About this Property

<b>Property ID</b>	727GEX
<b>Property Type</b>	House
<b>House Size</b>	104 m2
<b>Land Area</b>	653 m2
<b>Licensed Real Estate Agents (REAA2008)</b>	

**Paul Anderton 0273 413 733**

Licensee | paul@ljhmosgiel.co.nz

**Caitlin Anderton 021 0823 2583**

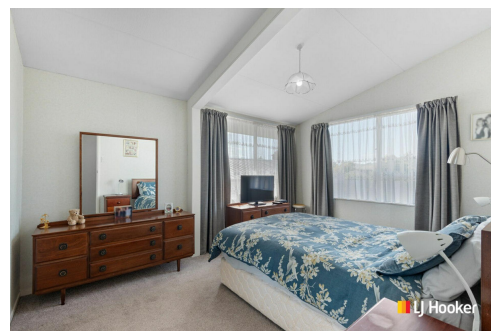
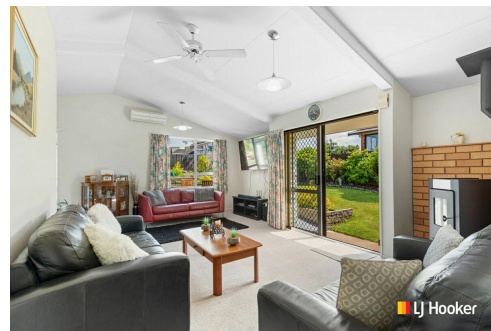
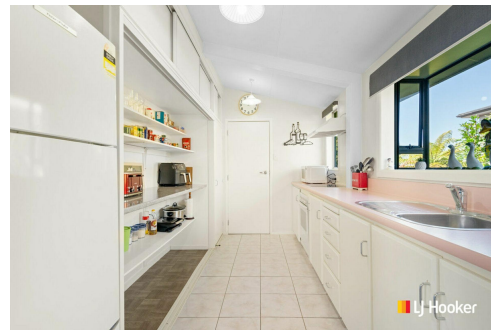
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Wayne Graham Realty Ltd

9 Factory Road, MOSGIEL 9024

mosgiel.ljhooker.co.nz | mosgiel@ljhmosgiel.co.nz



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