

## Fairlie, 8 Regent Street

### Vendor's Loss – Your Gain

After building a new garage, re-roofing the house and installing DVS, the vendors were settling in to enjoy this cosy home in this wonderful neighbourhood, but now a new job requires a move.

This tastefully modernised villa also has a new bathroom (2018), modern kitchen, upgraded wiring and plumbing, and gas hot water heating.

The "Barrett" kitchen was specifically designed for the house and although compact it includes a five ring gas hob with electric oven below, a stainless steel range hood and double dish drawer. It has a lovely Kauri floor and a Metro log fire which also heats the living room.

The spacious living room captures the early morning sun. There is a heat pump and ceiling fan to help move the heat around, and the original fireplace creates a lovely feature wall. There is room for a large dining table and a little nook for a small work station or reading corner.



**Disclaimer:** 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.

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#### For Sale

Offers Over \$499,000

#### View

[ljhooker.co.nz/5EWGGX](http://ljhooker.co.nz/5EWGGX)

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#### LJ Hooker Fairlie

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Mackenzie Country Real Estate

The three bedrooms are very spacious and can each accommodate queen beds (king in the master bedroom). The bathroom has a large vanity, shower cubicle, toilet and heated towel rail. The walls in the bathroom have been insulated, there is also insulation in the ceiling and the external walls of the kitchen and lounge.

The laundry is across from the kitchen, accessed from outside. It has batts in the south wall and the ceiling, and one large double-glazed window. On the outer wall of the laundry is a second (outside) toilet which is fully functional and a small hobby room alongside with power to it.

Handy to the back door is the new garage with space for one car and the second bay as a workshop or lock up storage. It has two electric opening doors so you can open through to the woodshed and garden shed behind. There is also off-street parking for a number of vehicles.

The 1011 sqm section is fully fenced and has a very private north facing deck. The vendors have enjoyed this lovely home, their wonderful neighbours and the Main Street being so handy. They offer it to the market knowing that someone else will be lucky enough to enjoy it as much as they have.

Offers Over \$499,000 considered.

## More About this Property

Property ID	5EWGGX
Property Type	House
House Size	134 m <sup>2</sup>
Land Area	1011 m <sup>2</sup>
Including	Toilets (2) Dishwasher Workshop Built-in-Robes Remote Garage

**Licensed Real Estate Agents (REAA2008)**

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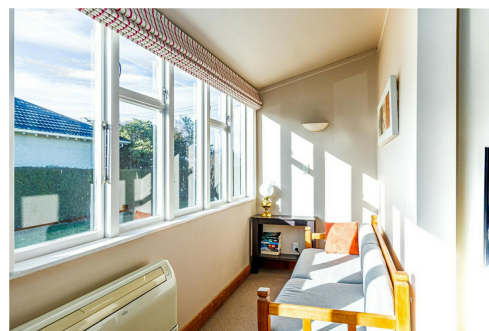
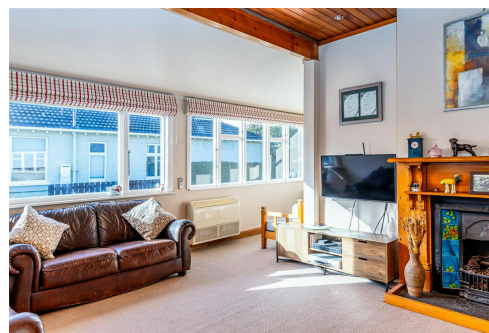
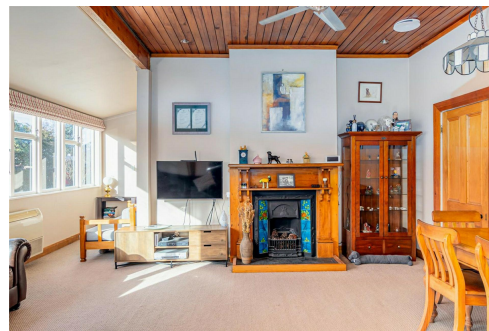
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