



## Fairlie, 2 Banks Street

### Sunny, Spacious and Easy Care

Located in a sought-after area within the Fairlie Township, this tastefully updated two bedroom home offers modern comforts, warmth and convenience. With new carpet and vinyl throughout the house, new kitchen bench top and refurbished kitchen, dining and living areas, this property is ready for you to move into and enjoy.

A spacious sun-drenched open plan living area offers plenty of natural light and comfort. Stay comfortable all year round with the Metro log fire and a new heat pump, providing both warmth in winter and cooling in summer.

Enjoy the convenience of the combined laundry and bathroom with its lovely new vanity, and the separate toilet alongside. The house has been recently replumbed to provide easy access to water pipes in the future.

The garage is very long and is fully relined and insulated. It offers the potential for the rear to be converted into a third bedroom or office (with Council approval) if you need extra space. This would still leave ample room for a car and internal access to the hall.

This home is well built with a brick exterior and durable aluminium joinery, ensuring low

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**For Sale**  
Please Call

**View**  
[ljhooker.co.nz/5K2GGX](http://ljhooker.co.nz/5K2GGX)

**Contact**  
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**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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**(03) 685 8844**  
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maintenance for a long-lasting investment. Situated on a small, fully fenced section with minimal gardens and just one block away from the Village, the Schools and sportsgrounds. There is great storage and ample room for outdoor entertaining or dining. This property is perfect for those wanting to downsize from their large family home with the huge section, for investors, or first home buyers. Don't miss the opportunity to make this quality home, conveniently located in the heart of Fairlie, yours.

Contact us today to arrange a viewing!

\$445,000

## More About this Property

Property ID	5K2GGX
Property Type	House
House Size	110 m2
Including	Air Conditioning Alarm Built-in-Robes Remote Garage

Licensed Real Estate Agents (REAA2008)

**Annette Stanley 0274 329 859**

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**Rachael Williams 022 474 2212**

Salesperson | rachael@fairliere.com

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