



## Fairlie, 44 Talbot Road

### Golf Course Views In Front and Behind

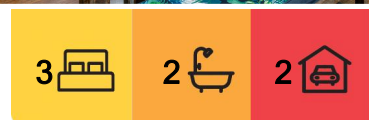
If golf is your sport you couldn't be luckier, this three bedroom home sits right alongside the golf course with your own private gate to access it.

The home has attractive wood features throughout the kitchen and living area including new wood floors, Rimu doors and the wood paneling on the pantry and some cupboard doors. With open plan living the log fire heats the house and the windows have been replaced with double glazed aluminium joinery along with the new slide door opening onto the large sunny front deck. There are new floor coverings throughout the house and the toilet, laundry, shower room and separate bathroom have all recently been refurbished, along with the living area and the rest of the kitchen cupboards.

The large master bedroom has a wall of cupboards including the cylinder cupboard with linen storage alongside. The second bedroom fits a queen bed and has a single wardrobe, and the single bedroom is also ideal for a hobby room or office.



**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.



**For Sale**  
\$420,000

**View**  
By Appointment

**Contact**  
**Annette Stanley**  
0274 329 859  
annette@mcre.co.nz

**Rachael Williams**  
022 474 2212  
rachael@fairliere.com

**LJ Hooker Fairlie**  
**(03) 685 8844**  
Mackenzie Country Real Estate



The back door to the house has a large concrete patio off it which is covered and is the perfect place to shelter from the summer heat and for cooking BBQ's. It looks out to the golf course and over the back section where the wood shed, garden tool shed, raised gardens and the new double garage are.

If you enjoy cycling, or the lakes and ski fields, the garage provides excellent storage for your equipment. With three local ski fields and Lake Opuha just a 10 minute drive from here you can enjoy a variety of recreational activities. Tekapo is just a 30 minute drive away where you can enjoy the mountains, the lake or relax in the hot pools.

With so much to do and see, the fully fenced 850 sqm section can be easily maintained, you have good privacy and can still enjoy the views. Perfect for permanent living or for holidays.

\$420,000 ono

## More About this Property

Property ID	5HTGGX
Property Type	House
House Size	93 m2
Land Area	850 m2
Including	Toilets (1) Built-in-Robes Fully Fenced

Licensed Real Estate Agents (REAA2008)

**Annette Stanley 0274 329 859**

Branch Manager / Sales Consultant | annette@mcre.co.nz

**Rachael Williams 022 474 2212**

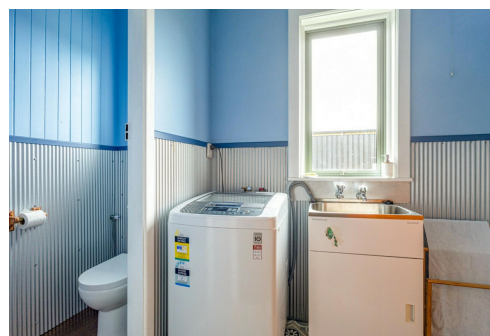
Salesperson | rachael@fairliere.com

**LJ Hooker Fairlie (03) 685 8844**

Mackenzie Country Real Estate

75 Main Street, FAIRLIE 7925

fairlie.ljhooker.co.nz | fairlie@mcre.co.nz



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