

## Your home is worth more with Lugton's



If you're searching for peace and tranquillity, early morning birdsong and a relaxing outlook, then look no further - complemented with gully aspect - in one of Chartwells' most desirable streets, this lovely home offers an idyllic lifestyle on the doorstep of every amenity you could ever need. Inside, this spacious home plays host to four bedrooms (master with ensuite and walk-in robe), an office, a well-appointed bathroom and a modern kitchen complete with stainless benchtops. The open-plan kitchen/living/dining area is complemented by a formal lounge with gas fire, delivering excellent indoor/outdoor flow. Outside, plenty of space for the kids to play and the pets to roam with a concrete pad for parking the motorhome or boat behind the fence. So many options when it comes time to relax and unwind with friends and loved ones - take the choice of a sun-soaked entertaining area out front with barbecue area, or the privacy of the second outdoor living area that offers a little piece of paradise with the Tuis' in the trees and the stream at the bottom of the walkway. Either way plenty of options that make this home a perfect choice for entertaining and spending time with the ones that are most important to you. Positioned within walking distance to the local Greenhill Shopping Centre that has an assortment of shops and amenities. In zone for the popular Rototuna Junior and Senior High Schools and for the little ones - Hukanui Primary School. This lovely home, in this incredibly convenient location, is sure to attract a lot of interest. Prospective buyers are urged to act quickly - contact me now for more information - Heather Whyte 0272392751.

**Land area** 947 m<sup>2</sup> **Rates** \$3,865.61





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