



## 24 Comries Road, Chartwell

A family will get a lot of mileage out of this secluded home and 1403sqm section in a great Chartwell pocket close to the river. There are plenty of reasons to spend time outdoors enjoying the fresh air in an environment designed for wining, dining and simple pleasures. Family and friends will naturally gravitate to the brazier pit of an evening to bask in the warmth and ambience, and toast marshmallows with the kids. The spacious media/rumpus room is the ideal rainy day retreat, superb for movies and sleep-overs. And being on the ground floor, it will keep the children out of parents' hair. Teens have their independence met through a downstairs bedroom and bathroom. Double garaging and an office complete this level. Seamless connection to the outdoors is a feature of the sprawling upper level living domain where a balcony and deck beckon for alfresco relaxation and the sunroom invites warm lazing. The master bedroom is a restful escape blessed with a private balcony, large walk-in robe and glass ensuite frames the starry night sky. This robust 1960s home, spread over an impressive 363sqm, runs effortlessly on gas hot water and gas cooking, heat pump and woodburner. Its very desirable location places a family close to schools, Chartwell Mall, Queenwood village culture and major transport routes.



Land area	1403 m <sup>2</sup>
Rateable value	\$860,000
Rates	\$3,356.39



### Terry Ryan

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