



📍 765 River Road, Chartwell



A FAMILY RETREAT. Rarely does such a property come onto the market. For the first time in over 60 years, this beautiful family home on one of Hamilton's most sought after addresses is up for sale and can't be overlooked. With views of Day's Park, walking distance to the river path, and in zone for the city's best secondary schools, this four-bedroom, two-bathroom, and 4 car garage River Road property offers more at every turn. Potential Income - There is a fully self contained addition with its own kitchen, living, and bedroom with separate external access which is ideal for extended family or long-term house guests or Air bnb. Step over the threshold of this immaculate property and warmth, sunshine, and enticing vistas greet you. A spacious family lounge provides ample room for entertaining, while the north-west facing kitchen, dining, and conservatory ensures no matter what time of day, there's a sunny space to enjoy your coffee, tea, or wine. Three double bedrooms and office with inset storage, separate bathroom and toilet, gives all family members the space they need, as does the expansive garaging which, back in the early days was a games room, and an internal workshop, complete with wine cellar. Lovingly maintained, this picture perfect family abode is awaiting its new owners - could that be you?

Land area	1017 m ²
Floor size	336 m ²
Rateable value	\$1,300,000
Rates	\$4,906.00

Features:

- 3 x double bedrooms
- Office
- 1 x bathroom, with bath and separate shower enclave
- 1 x separate toilet
- Internal access garage with workshop and storage
- 4 car garaging
- External carport suitable for boat or caravan/motorhome



- Central heating and gas- not currently operational
- 3 heat pumps (dining, hall & downstairs kitchen/living
- Front and back garden
- Off street parking



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