



📍 31 Perindale Drive, Chartwell

🛏️ 4 🚗 2 🚢 2 🏠

Your opportunity is NOW to secure this large family home - vendors have purchased and are highly motivated to sell!

Tucked away in a peaceful pocket of Chartwell, this private family oasis lies at the end of a cul-de-sac where it interplays with nature, provides a lovely safe environment for young children and exudes a tranquil calming vibe. The dry warm home spans two tiers and has modernised bathrooms on each level and two separate living areas at ground floor, both of which open to a charming garden setting screened from neighbours. The upstairs bedrooms and sitting nook frame leafy elevated views. Bedrooms are generously sized and ideal for kids who want to play, do homework and hang out in their own space. Guests are treated to a bedroom and bathroom downstairs. Storage is abundant throughout and the garage is a large triple. Three gas heaters and HRV wrap a family in comfort and warmth. The rear section is neatly terraced, paving surrounds the home and a variety of fruit trees thrive in the picturesque grounds, including citrus trees, feijoa, loquat, peach and a huge avocado tree. This well-presented property will resonate with a family wanting to live close to nature but enjoy all the benefits of an established Chartwell location. Perindale Drive is a tightly-held enclave easing off River Road. River, parks, shops, schools and transport are in easy reach.

Land area	859 m ²
Floor size	288 m ²
Rateable value	\$800,000
Rates	\$3,871.00

