



Sold



📍 4 Wyrall Way, Chartwell

The next best thing to brand new! This elegant 2019 build showcases Kiwi living at its finest. Watch the kids run riot in the neighbouring park located just over the fence, while enjoying the stunning sun-drenched outdoor living space. The home offers the best in contemporary living with its modern mono pitch design, on trend interiors, easy-care materials and energy-efficient benefits of double glazing, full insulation, and heat pumps. The home delivers a very comprehensive package to those seeking three bedrooms, two bathrooms, double garaging with easy access to a burgeoning range of amenities. The interior flows in a relaxed way throughout with the large master located a distance from main living areas. The open-plan kitchen and dining lends to the patio space through extra height stacked sliding doors and creates a seamless indoor-outdoor setting, ideal for entertaining. A warm and inviting living area creates a separate haven to curl up and appreciate the park aspect on offer. Hard floor areas are tiled and the decor, light and neutral, ready for the new owners - individual design flair. Greenhill Park's multi-use village-style environment and central location make the home a popular lifestyle choice with the focus on reduced maintenance and quality living with family appeal. And as if you needed any more convincing, Volare is moments away from your doorstep for your morning coffees and renowned saussie rolls or relish the potential to savour a drink or two at the Wayward Pigeon on your Friday evening after work. Don't let this one slip by, my vendors have already purchased and ready to move onto their next step, are you? Check out [terryryan.co.nz](http://terryryan.co.nz) for all documents relating to the property, available for download.



<b>Land area</b>	349 m <sup>2</sup>
<b>Rateable value</b>	\$630,000
<b>Rates</b>	\$3,283.15



**Terry Ryan**

- ☎ 07 855 0550
- 📱 021 909 978
- ✉ [terry.ryan@lugtons.co.nz](mailto:terry.ryan@lugtons.co.nz)
- 🌐 <http://www.terryryan.co.nz/>