



## 16E Portland Lane, Chartwell



This 2017 built home offers a welcome step back from the city bustle. As lovely to look at as it is delightful to live in, this has all the mod cons that come with a contemporary build. Double glazed and featuring single garage with internal access and a relaxed open plan layout, it delivers a stylish living environment with opportunities for alfresco entertainment. Two spacious bedrooms are served by a central bathroom while the master bedroom is serviced by an ensuite. The well-appointed kitchen has everything at hand, including an under-bench oven, gas hob and dishwasher. Sliders lead out to a private courtyard ideal for summer outdoor living and an effortless indoor-outdoor lifestyle. The location places you in easy reach of CBD's services and a short walk to Gym, Tui Medical, shops, cafes and eateries. The area is serviced by good public transport and main arterial routes for frequent commuters. With the existing tenants expressing their interest to continue their stay, this weatherboard unit will capture the interest of astute investors, downsizers looking for an easy care lock up and leave property, first home buyers and professionals needing proximity to the city amenities or families seeking space, comfort and privacy. A lovely home on a great location and exceptional value for the city-side location. UPDATE: Tenants have vacated the property. Viewings and open homes will commence from 18th September onwards. For an information pack copy and paste the below link on your web browser:-

Floor size	105 m <sup>2</sup>
Rateable value	\$520,000
Rates	\$2,823.00



<https://www.propertyfiles.co.nz/property/572980001>



Jack Ramasamy

07 853 0013

021 229 9779

jack.ramasamy@lugtons.co.nz

<http://www.teamjack.co.nz>