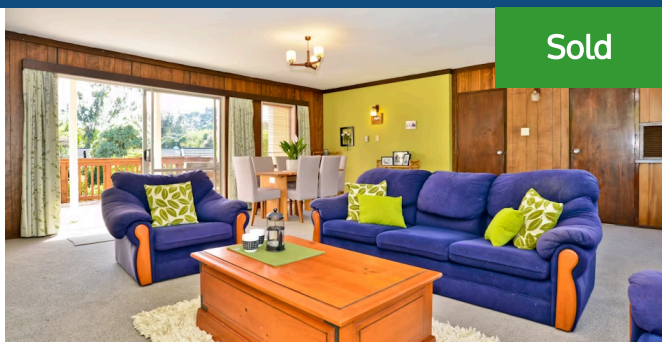
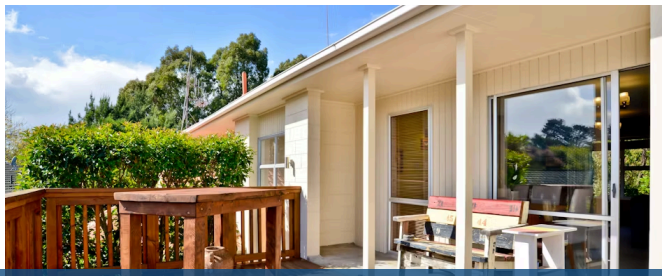
Lugtons

Your home is worth more with Lugton's





Sold



13 Conway Place, Chartwell

4 1 2

. . . bordering Donny Park, this robust 1970's concrete block family home is a prime candidate for a contemporary renovation. In great shape and immediately liveable, it offers the opportunity to modernise and maximise its true potential. Spread over two solid levels, it has living zones, bedrooms and bathrooms on both storeys. A gully aspect at the rear provides a lush leafy outlook from many of the rooms, including the kitchen, while a newly extended deck off the upstairs lounge delivers sunny elevated outdoor living. The spacious sun-drenched lounge is designed to accommodate an active family. Quiet moments can be enjoyed in the conservatory overlooking the gully. The kitchen has a walk-in pantry and good capacity to maximise your renovation dollar. Three family bedrooms at ground level are peacefully separated from the upstairs master. The second living area, also on the ground floor, is ideal as a hang-out zone for children and teens, or a large home office with independent access. There is double auto garaging and a separate laundry. The 1293m2 section has a fulsome relationship with nature, and much of the site is private. Local shops, parks, pre-school and river are an easy walk. With Chartwell amenities, schools and River Road all very handy, the location excels for convenience. It is zoned for Woodstock Primary and close to Waikato Diocesan School for Girls.

Land area	1283 m²
Rateable value	$540,000
Rates	$3,191.00





Kerry Hopper
07 838 5870
021 984 173
kerry.hopper@lugtons.co.nz
http://kerryhopper.nz/