



32 Couldsack Avenue, Chartwell

Absolutely immaculate and full of easy-care appeal, this home has a cool contemporary mindset. Built by Homes For Living only last year, it hasn't lost its gleam. Brick and Linea construction materials promise low maintenance living. The entry extends down to the open plan living zone in one continuous flow, and there is no disruption to accessing the louvred alfresco that spills off the living domain. Cooks will find hosting effortless thanks to a kitchen that gazes over the indoor and outdoor living areas. Ensuite, main bathroom and showers are tiled, and the extremely comfortable, double-glazed interior boasts a Smartvent system, a ducted heat pump and gas infinity hot water. Cooking is also on gas. Breezes can waft indoors through selected screened windows. Both the laundry and single internal access garage are carpeted and in tip-top condition. Perfect for homeowners who value their free time, the property occupies a 312sqm super-tidy corner section that is beautifully landscaped, fully fenced, and has off-street parking. The fact that there is only one neighbour and reserve land at the rear creates a wonderful feeling of space and privacy. Ideal for busy families, professionals and active retirees wanting to get away for a weekend, the home has fabulous lock up and leave qualities. It lies in Greenhill Park, a fully functioning village-like community with excellent amenities, green spaces and links to major arterials. Call Melissa Wilton for your appointment to view on 021 157 3459. To download the property files please copy and paste the below link into your browser:

<https://www.propertyfiles.co.nz/property/664430004>

Land area	312 m ²
Floor size	134 m ²
Rateable value	\$920,000
Rates	\$2,105.00



Melissa Wilton

07 853 0013

021 157 3459

melissa.wilton@lugtons.co.nz