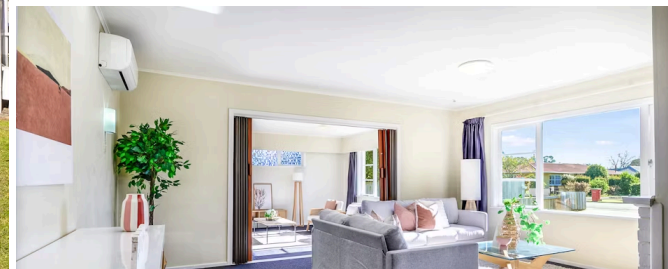


Sold



12 St Pauls Road, Chartwell

Strike while the iron's hot because this property is immediately available and superbly located for a family. With lovely street appeal, the well-fenced home, with a trim front hedge, delivers good privacy, easy liveability and excellent connectivity to Chartwell schools, shops, and mall. Two living areas, two toilets, and three double bedrooms, with the possibility of a fourth, make the brick and weatherboard home a perfect match for a family. And there's no concerns about comfort as the house is insulated top and bottom, has three heat pumps, and DVS. The hot water cylinder was replaced around two years ago. A covered front entrance offers a warm welcome and the tiered rear deck is also partially covered and a drawcard for outdoor living and summer barbecues. Sun pours into the living area and step-down lounge creating a light, uplifting mood, enhanced by an open plan dining and kitchen area with a conservatory-like ambience. Indoor-outdoor flow is seamless. There's the efficiency of gas cooking and the convenience of a separate laundry, a double garage and off-street parking on the 540sqm freehold section. A LIM Report is available. Call Melissa Wilton for further information or 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/756050003>

Land area	540 m ²
Floor size	180 m ²
Rateable value	\$770,000
Rates	\$3,094.00



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