



## 📍 45 Crosby Road, Chartwell

Roll out the barbie, crack open a cold drink and enjoy the halcyon days of summer on your back deck where there's shade from the hot sun and room to relax. The kids can run about on the lawn, bounce on a trampoline and play backyard cricket. When big grassy expanses are sought, or the dog needs exercising, Raymond Park and Porritt Stadium are just up the road. No niggling concerns need worry new owners as the interior is refreshed and smartly dressed in contemporary decor. A modern kitchen, fully tiled bathroom and brand new carpet breathe new life into the home. Bedrooms are restful sanctuaries and the warm inviting living area, with a heat pump, sits on a durable native timber floor that enhances the internal aesthetic and absorbs the wear and tear of family life. Abundant sun sets the mood of the whole home. Off-street parking and a single garage take care of vehicles. You can wander down to Chartwell Shopping Centre for a morning coffee, evening movie or some retail therapy. Children's education is catered to, with state and private schools dotted throughout the area. Crosby Road links to Wairere Expressway and Hukanui Road to make city and intercity commuting a breeze.



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Sold



**Land area**

690 m<sup>2</sup>

**Rates**

\$2,770.27

