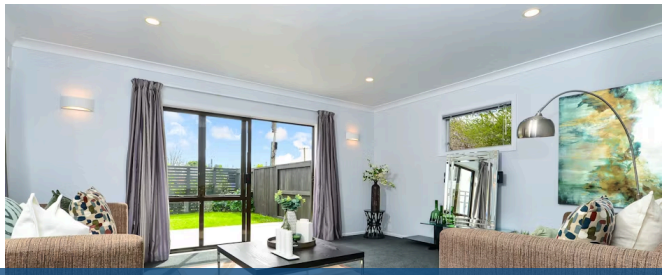
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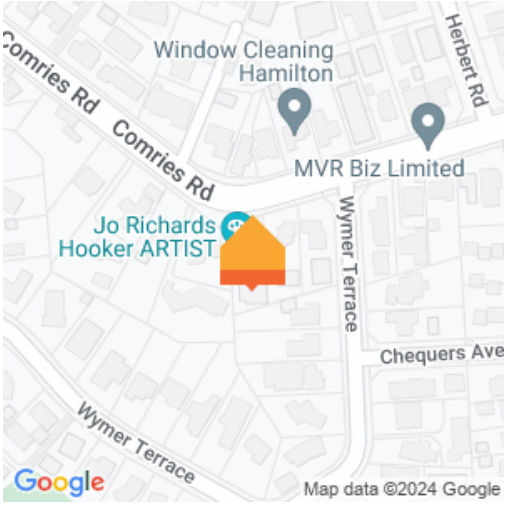


36 Comries Road, Chartwell

3 2 1

Enhanced for modern life, this 1950s home has undergone major work to take on a contemporary feel and deliver comfort and peace of mind living for the years ahead. Re-crafted to exacting detail, not a nook or cranny has been overlooked in transforming this brick and weatherboard dwelling. A lot has gone on behind the scenes, including full insulation - walls, ceiling and underfloor - as well as some rewiring and a new hot water cylinder. The roof and exteriors were painted some two years ago, LED lights have been fitted throughout, new flooring laid and a heat pump installed. The all-new kitchen and bathroom are sleek stylish spaces, showcasing the latest fittings and appointments. A granite bench-top adds shine to the kitchen which has ample storage and melds effortless into the dining/living zone. There is a separate lounge to entertain or unwind in. The very liveable interiors spill onto a wrap-around deck at the front and a covered rear deck for alfresco pastimes. The oversized garage has internal access and a laundry plus the bonus of a handy second toilet and vanity. Landscaped grounds, full fencing, a new driveway and off-street parking add the final flourishes. The property has street-front appeal, location convenience and Hukanui School zoning. Comries Road, which has the river at one end and Chartwell mall at the other, links to two primary transport routes to make commuting a breeze. Located at the River Road end of Comries Road, the Queenwood shops and cafe are only a short walk away. For further information or to view please call Melissa Wilton on 021 157 3459.

Land area	541 m²
Floor size	175 m²
Rateable value	$495,000
Rates	$2,661.00





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