



## 4 Portland Lane, Chartwell

For an information pack copy and paste the below link on your web browser  
<https://www.propertyfiles.co.nz/property/612420001>

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Floor size

104 m<sup>2</sup>

Rates

\$2,678.00

Affording immense lifestyle appeal, this modern apartment, still under its 10-year builder warranty, presents hassle-free living in a fantastic location, moments from amenities. Instantly welcoming upon entry, the home's layout opens to reveal a light-filled, carpeted lounge/dining area interconnected with a tiled, well-appointed kitchen. Throw open the bi-fold doors and take the living outdoors into the private courtyard, perfect for entertaining. A laundry recess and a single internal access garage complete the ground floor. The 100sqm footprint embraces three bedrooms and bathroom on the upper level. All bedroom windows are tinted with security film for privacy without compromising sunlight. Double glazing, insulation and a heat pump create good creature comfort. Part of a multi-purpose urban village community, the apartment has shopping centres, eateries, medical services, childcare, park and playground in walking distance. The neighbourhood connects to the underpass network of cycle tracks and main transit routes including Wairere Expressway and Gordonton Road.



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