



📍 23 Wymer Terrace, Chartwell



Sold



3 bedrooms, 1 car, 1 bathroom, 1 garage

Deadline Sale: Tuesday 26th March, 3pm (unless sold prior)

Development-ready, this 1012sqm section in a sought-after Chartwell enclave close to the river is large enough to accommodate double duplex housing subject to Hamilton City Council compliance. It is currently home to a 1960s Huntly brick house which has been in the same family since 1965 but is now vacant. While the iron roof was replaced around 10 years ago, the house is largely in its original condition and is ripe for renovation. It sits on a double basement garage with a storage room suited to a workshop or hobby den. Upstairs encompasses three decent sized bedrooms, including one that opens onto a balcony. Kitchen and dining are a spacious open plan, and the separate lounge has room aplenty for family get-togethers and caters to indoor-outdoor living. A full bathroom, separate toilet and laundry room complete the layout. The land size is great for a family who values space and a traditional Kiwi lifestyle. A rewarding project for a visionary buyer wanting to capitalise on the area, this property has enormous development potential. Its proximity to Chartwell Shopping Centre, Days Park, Queenwood's boutique village and river walks guarantees its viability long into the future. Property Files Link: <https://www.propertyfiles.co.nz/798650003>

Land area	1012 m ²
Floor size	165 m ²
Rateable value	\$1,115,000
Rates	\$4,326.00



Call Melissa Wilton for further information or to view on 021 157 3459. Note: photos are digitally staged



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