



Sold



48 Hooker Avenue, Chedworth

Reflecting the original character of Chedworth, an area identified as a Hamilton suburb in 1974, this home is full of retro charm. Occupying a great corner site in a super-handly spot, the immaculate property lies in a sought after neighbourhood with Hukanui school zoning and walking access to Chartwell Shopping Centre. Comfortable and well-presented in its original mode, the carefully-nurtured home showcases 1970s style and can easily be enjoyed in its genesis state. However, buyers wanting to transition the home into a modern living environment will find a solid base to work from. It provides a perfect canvas for transformation. The family-friendly layout sees living and sleep zones peacefully separated. The spacious light-filled lounge has a woodburner and heat pump. Dining spills outdoors to an inviting landscaped courtyard with built-in seating, mature trees and a restful ambience. It is screened for privacy, and fenced and gated for children and pets. The u-shaped kitchen has all the desired appliances, the laundry is separate, and there is a double garage. This superb family package comes to market as a deceased estate in the heart of Chedworth, close to popular Chartwell precinct and handy to Wairere Expressway, Porritt Park and the new Greenhill Park shops and hospitality.



Land area	647 m ²
Floor size	125 m ²
Rateable value	\$455,000
Rates	\$2,934.00



Melissa Wilton

☎ 07 853 0013

📞 021 157 3459

✉ melissa.wilton@lugtons.co.nz

