



## 15 Arran Road, Chartwell

This sunny home lies in a tightly held Chartwell cul-de-sac neighborhood renowned for its blue-chip real estate. The well-established area is sought for its quiet, leafy quiet ambience, Woodstock School zoning and proximity to Waikato Diocesan School for Girls. Days Park is two doors away and river trails couldn't be handier. The home occupies a private, fully fenced corner site festooned with rambling gardens. Large windows overlook the gardens and capture people ambling past on their way to the park. French doors open onto a terrace and garden deck for instant outdoor fare and relaxed alfresco entertaining. Dining and lounge team up to provide a spacious living environment under a high stud ceiling. Central ducted gas heating, a woodfire and heat pump keep everyone snug and toasty. Large bedrooms deliver generous personal space, and the bathroom, toilet, and laundry are all separate. The double garage has a workshop. Very captivating indoor and outdoor aesthetics give the property standout appeal. Birdlife is attracted to the gardens and the tui's entertain daily with their singing. Families will appreciate living close to schools, the French Tart Cafe, Chartwell mall, the CBD and The Base. Note: This property is on a crosslease freehold title. Call Jan Barnett on 0221647491 for your private viewing today. For an information pack copy and paste the below link on your web browser <https://www.propertyfiles.co.nz/property/686370003>



Rates

\$3,594.97



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