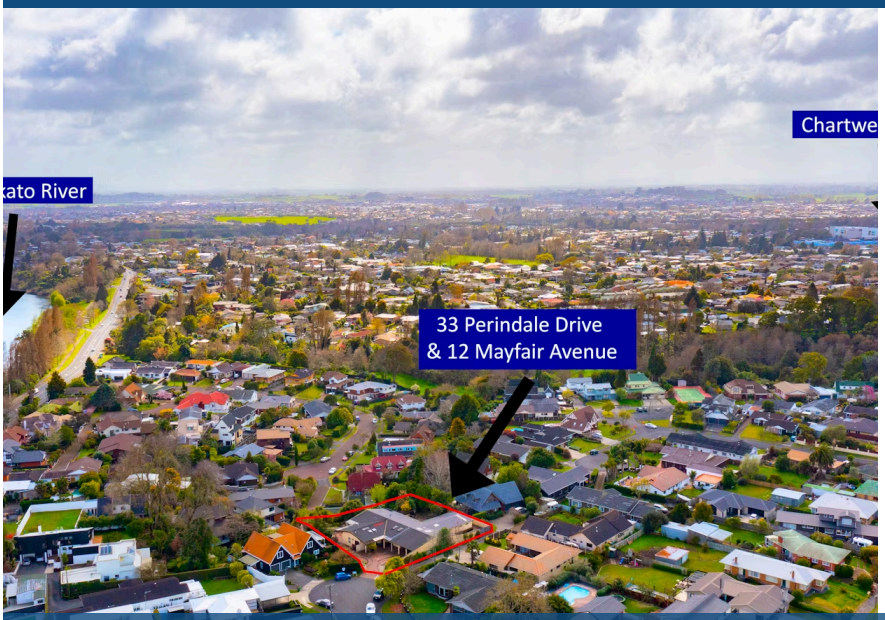
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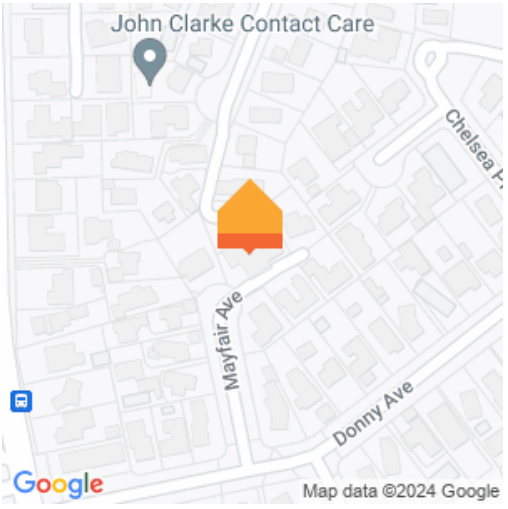


33 Perindale Drive and 12 Mayfair Avenue, Chartwell

4 1 4 3

33 Perindale Drive & 12 Mayfair Avenue are two different titles that are seamlessly joined together - adding up to a generous land area of 1754 sqm (approx.). This 1980's dual dwelling standing tall on the large elevated section is waiting to receive some love and a fresh makeover to make the most of the beautiful location. The unique set up is not one you see every day. Collectively, the two residences feature 4 bedrooms, 4 living areas, 3 bathrooms, plus office spaces, wardrobes, conservatories and more. The layout is complex with large spaces available throughout both residences. With two separate entrances, the enormous dwelling is positioned where it acts a junction of two different streets. From Perindale Drive, the driveway leads up to the lower level of the home. From Mayfair Avenue, a flat entrance welcomes you to the first floor. The interesting location and generous land area provide the next owner with a golden opportunity to get creative - a dream project for any developer and a worthy investment!

Land area	1754 m²
Rateable value	$1,110,000
Rates	$5,687.70



Situated near the mighty Waikato River and only a few minutes' drive away from local amenities like Chartwell Shopping Centre, Chartwell Park, and The Base, the location is certainly desirable. You don't want to let this opportunity slip through your fingers. You're welcome to view the outside of the premises by appointment with 12 hours notice required for tenants. Call us now on 021 229 9779 or 0800 TM JACK to express your interest. For an information pack copy and paste the below link on your web browser: -

https://propertyfiles. co. nz/property/595980001



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