



Sold



## 137 Hukanui Road, Chartwell

Here is a fantastic opportunity to recreate a home to fit your needs for today and into the future. In a handy Chartwell neighbourhood in walking distance of major retail and Hukanui School, this property gets an A+ for location and convenience. Built in 1970s, the house has been in the same ownership for 22 years. It's seen a lot of family life and has the capacity to keep on giving. The home embraces a busy family lifestyle through its two living areas and three bedrooms. One particularly spacious living area contains a dining zone; the second living room eases off both the kitchen and large lounge. The bathroom area is an amalgam of a separate shower, separate toilet and room with a bath and big vanity, making it very workable for an active family. High stud interiors contain the comforts of a heat pump and gas fire, and offer the aesthetics of a beautiful stained glass window. There is a sunny conservatory at the rear and a paved patio. Two storage cupboards at the back of the double carport provide good utility spaces. The laundry is also housed here. Mature grounds deliver a warm sunny environment for the various fruit trees that adorn the gated 662m<sup>2</sup> section. This home invites modernisation and will prove its worth through increased property value. For further information or to view please call Melissa Wilton on 021 157 3459.

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Land area	622 m <sup>2</sup>
Floor size	147 m <sup>2</sup>
Rateable value	\$520,000
Rates	\$2,606.00



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