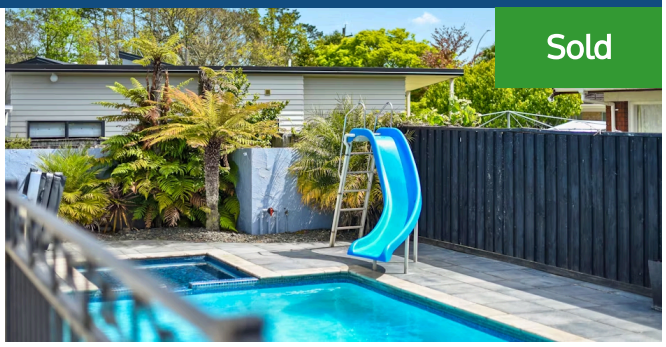
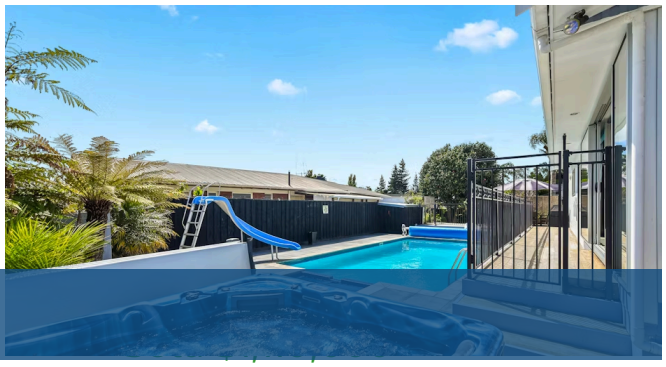
Lugtons

Your home is worth more with Lugton's





Sold



17 Samuel Place, Queenwood

4 2 3 1

Brim-full of happy memories and capturing the essence of family life in a quiet established Queenwood cul-de-sac, your split-level home provides an inviting environment for day to day living, entertaining and family fun. A full length, sun-drenched deck overlooking the pool complex promotes an immersive indoor-outdoor experience, enhanced by a private courtyard and barbecue area. Double glazed interiors are rich in warmth and family-friendly in ambience, appointments and floor plan. Two living areas, four bedrooms, two bathrooms plus a separate toilet and an office spread across the relaxed convivial layout. Stacker doors can be thrown open over summer for seamless living. From the kitchen you can hear and see the kids playing outdoors, splashing in the pool and zooming down the water slide. With double ovens and a gas hob, meals can be effortlessly whipped up for family and friends and served indoors or out. Your highly functional sun-loving home has flued gas heating and air-con, and gas services including infinity hot water. Being plumber-owned, every fine detail has been thought of. The single garage is carpeted, and the fourth bedroom could easily serve as an extra living area in a set-up ideal for a teen, student or guest. The landscaped grounds house garden and kayak sheds, attractive plantings, fruit trees and a double carport. The focus is on low maintenance. The swimming complex is huge drawcard, comprising a depth-graded pool and an adjoining knee-deep pool for youngsters. Zoning is for desired Hukanui School and lifestyle benefits are afforded by close proximity to Chartwell mall and commuter routes.

Land area	776 m²
Rates	$3,579.55





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