



Sold

 44 Hooker Avenue, Chedworth

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Land area	814 m ²
Floor size	223 m ²
Rates	\$3,400.62

This much-treasured home built in the 1960s has had just three owners. Maintained with care, and modernised for contemporary life, it has a fabulous family mindset. Split level in design and constructed from brick, the home has an air of permanency and is well anchored to a generous 814sqm freehold section. It is wrapped in ceiling, underfloor and most wall insulation, has gas ducted heating vented through the floor, and heat pump comfort. Swathes of glazing create a bright, airy ambience. The crisp white kitchen dishes up sleek engineered stone bench-tops, a snack bar and a 900mm oven with a six-burner gas hob ideal for hosting duties. Polished timber floors add lustre and carry through to the open dining area which steps onto the deck. A large picture window in the carpeted step-down lounge frames leafy garden views. The ceiling rose is a focal point. Two of the four bedrooms open onto the deck for instant outdoor fare. Designed to accommodate a busy, active family, the home contains two bathrooms, a large laundry, and a double garage with a large workshop area, plus a garden shed. Energy-efficient gas infinity hot water is a bonus. The grounds are neatly groomed and beautifully landscaped. There is off-street parking out front, and a playhouse and slide at the rear for children. In the heart of Chedworth, the property lies in zone for popular schools, and close to parks, Chartwell mall and transit routes. LIM report available. Call Melissa Wilton for your appointment to view on 021 157 3459.



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