



36 Ruby Court, Chartwell

Full of sparkle but priced affordably, this home is brimful of endearing qualities. Flooded with natural ambient light, the bright airy interior is bright, uplifting and mood enhancing. It's easy to feel instantly at home. This calm and relaxing retreat spreads its wings over two levels in a well-considered design where the master bedroom commandeers the first floor. This private sanctuary, with an ensuite which includes a luxurious spa bath, walk-in robe and balcony, and double glazing, is the perfect spot in which to relax and unwind. The downstairs bedrooms are charming personal spaces serviced by a tiled bathroom, and a separate toilet. When it comes to family togetherness, the home offers a chic open-plan option and a delightful lounge that can be opened up when the party demands it. A covered patio invites outdoor entertaining, and the playhouse will be a favourite with children. Both living areas embrace the outdoors to provide a seamless indoor-outdoor lifestyle. The tidy and easily managed section is well-fenced, attractively landscaped and has good leafy privacy. Built in the 2000s, the home sits at the end of a private cul-de-sac with brilliant convenience to the new Waikato Expressway north and south, the underpass to Greenhill Park and cycle networks, Chartwell Mall, and Porritt Park and stadium. Hukanui school zoning will especially appeal to families. For an information pack copy and paste the below link on your web browser

<https://www.propertyfiles.co.nz/property/ruby36>

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| Land area | 479 m ² |
| Floor size | 185 m ² |
| Rates | \$3,708.00 |

