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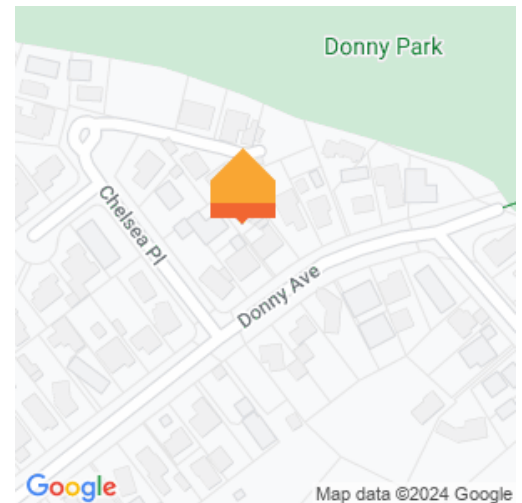


35A Donny Avenue, Chartwell

This Chartwell property epitomizes low maintenance living. There's not a blade of grass to mow and the modern brick home presents as a very tidy investment. A great family or professionals' residence, it lies at the end of a long private drive on a mature, manageable 511sqm fenced site in easy reach of schools, shops and recreation, including Day's Park on the river and Donny Park at the end of the cul-de-sac. Waikato Diocesan is nearby and St Paul's Collegiate, St Joseph's Catholic School and Woodstock Primary are also in the vicinity. Designed with ultimate functionality in mind, the interior reveals an open-plan environment set under a raked ceiling that exudes a light, airy feel. Outdoor living feeds off this warm social space, heated by a gas fire. The hallway acts as the main artery of which extend three double bedrooms, including a full master suite, a family bathroom, office and single internal access garage. Kitchen and tiled bathrooms are modern, inviting spaces while energy efficiency is promoted through gas cooking and gas infinity hot water. The garage houses the laundry niche, a handy third toilet, attic storage and provides walk-through access to the carport. Easy living features abound. Weekends promise to be leisurely affairs, relieving a family of excessive maintenance chores and leaving them time to enjoy the neighbourhood attractions, nearby retail precincts and their favourite pursuits.

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Land area	511 m ²
Floor size	159 m ²
Rates	\$3,319.00



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