



## 7 Gordonton Road, Chartwell



Thoughtfully designed to suit a discerning modern family, couple or individual, this unique two-level home in the highly desirable Chartwell-Huntington area is a must see. With expansive entertaining areas, a designer kitchen with modern appliances and butler's pantry, you will spend hours in your very own David Reid-built oasis, enjoying the company of friends and family or just relaxing with a seamless flow from indoors to outdoors. Whether it's swimming in your 20m in-ground lap pool or playing basketball any time of day (on your own triple hoop court with outdoor flood lighting) this 961 m<sup>2</sup> property is a family and sport enthusiast's dream space. Style certainly meets function as the clever 260 m<sup>2</sup> floor plan delivers 5 bedrooms, 3 bathrooms (including master ensuite & guest ensuite-shower) and this is all complimented with an inclusive family & dining room, that flows to a second lounge and spills out onto the delightful deck for alfresco hospitality. Other features include heat pumps both upstairs and down, an office area for those wanting to work and study from home, a separate laundry and time saving laundry-chute that can be accessed from the upper master ensuite or main bathroom, as well as copious storage, an internal access double garage with plenty of outdoor parking space for extended family and friends. Contemporary, yet relaxed, easy-care living is on offer here to large families and professionals wanting their own retreat in a central location. Situated within walking distance to Westfield Chartwell and Greenhill Park Shopping centres and only a short drive to Te Awa Mall. Community amenities are on your doorstep, as well as some of Hamilton's best schooling options at Hukanui Primary, Fairfield Intermediate, St. Paul's Collegiate and Rototuna High Schools. Why delay? Contact Dobbo or Sharon Dobson today.

Land area	961 m <sup>2</sup>
Rateable value	\$940,000
Rates	\$4,485.36



Howard "Dobbo" Dobson

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