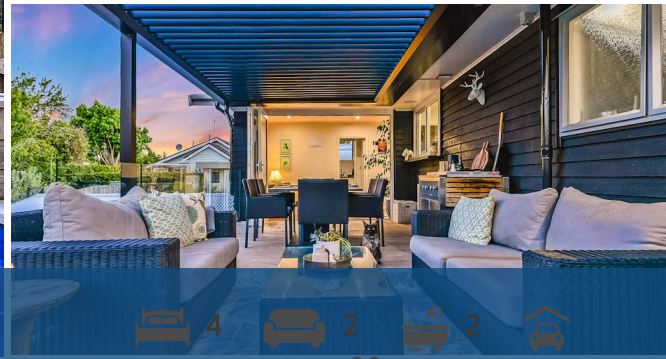


Sold



📍 734 River Road, Chartwell

OPEN HOME - WEDNESDAY 21ST DEC. 5. 00PM - 6. 00PM



Experience the sheer luxury of this immaculate, meticulously refurbished River Road residence in a prized and well-connected neighbourhood close to Waikato Diocesan, Day's Park and local shops. It has a striking aesthetic indoors and out, and huge family appeal. Lee Burton of Landscape Designs has done wonders to the large 1158sqm section that backs on to a gully enriched by feijoa and citrus trees. The staycation vibe of the outdoor environment is enhanced by a saltwater pool with a waterfall effect added by the current owners, masses of tiered decking, lush greenery, a new Masport fireplace, a spa pool, and a stunning alfresco crowned by rain sensor sky louvres installed just a year ago. This area is enormously inviting and created for halcyon summer days and heightened entertaining. Indoors is equally impressive. The sleek, remodelled kitchen, designed by Kitchen Studio, is fitted with Miele appliances and comes with a five-year warranty. The Masport Log Burner in the Living area creates an ambience with its flame - while providing heat throughout in those cooler months. Break-out spaces cater to everyone's activities and four generous bedrooms provide for a growing family. The full main bathroom is a beautifully refreshed, tiled space with a shower, bath and toilet. There is a guest powder room and an ensuite off the downstairs master bedroom. The studio room off the garage is an asset. Polished native timber floors provide a rich lustre to the modernised interior. Most of the joinery has been replaced with double-glazing. Secured behind and electric gate, this beautifully detailed family home reflects an innate desire for convenience and liveability. Buyers can rest easy knowing nothing needs to be done to the beguiling residence brought reluctantly to market by relocating vendors.

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| Land area | 1158 m ² |
| Floor size | 230 m ² |
| Rateable value | \$1,325,000 |
| Rates | \$4,781.00 |



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