



Sold



53 Chedworth Avenue, Chedworth

This immensely desirable family home, with oodles of kerb appeal and enhanced character, promises a relaxed lifestyle where indoor-outdoor living is a seamless experience. Being picture perfect from the street and leisure orientated at the rear creates an alluring aesthetic and sets the scene for awesome family living. Built in the 1970's, the pristine two-level home has been ramped up with modern appointments, including the addition of an extremely inviting sunroom that opens to the in-ground pool and large, secure backyard. This north-facing conservatory is a popular dining area and sunny year-round retreat. Living is centred downstairs where the free-flowing layout encompasses a modern work-friendly kitchen with quality features including double ovens, engineered stone counters and excellent storage. Upstairs accommodation comprises three bedrooms plus an office with leafy outlooks across the urban scape. There is the practicality of a tiled family bathroom as well as toilets on both levels. A bonus is the full attic, with power, which lends itself to diverse use. The home makes great use of storage space. Garaging is a generous internal double, with keypad entry at the rear. A bright, airy ambience pervades the home, which has elegant landscaping, large grassed play areas for children, and is in the catchment for Hukanui Primary. A number of reputable schools lie in the vicinity. Porritt Stadium, Chartwell retail and Greenhill Park's new shops and restaurants are all an easy walk. Commuting is a quick undertaking and buses service the street at frequent intervals.



Land area	844 m ²
Rateable value	\$590,000
Rates	\$3,232.47

