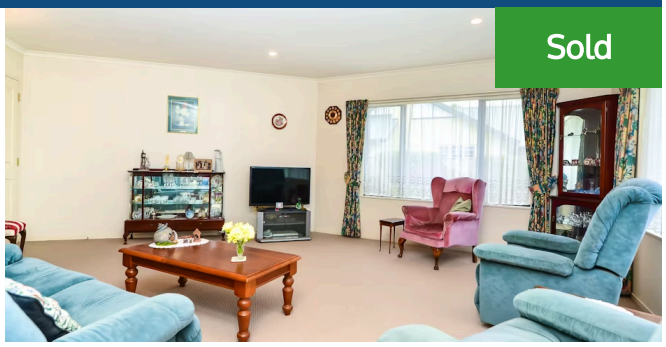
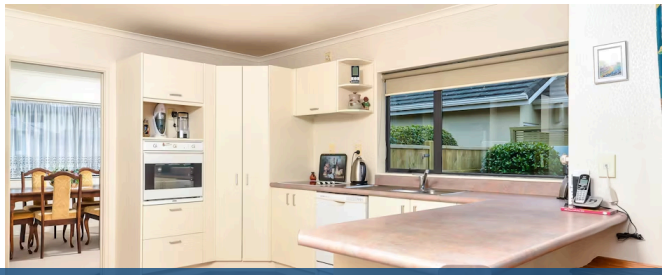
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36 Heritage Avenue, Chartwell

3 1 2

In a tightly-held enclave, regarded by local residents as Hamilton's best cul-de-sac, this sunny brick home enjoys all the benefits the quiet, friendly Chartwell neighbourhood has to offer. The carefully maintained and well-presented property, which has been in the same ownership for 16 years, has all the elements for relaxed modern living and will appeal to families and professionals seeking a sense of sanctuary in a very handy location in zone for Hukanui School. The single-level layout peacefully separates active living from the sleep zone. Living areas are warm and spacious and each can shut off for privacy. There is a dining zone and open plan family hub, which traps the winter sun and opens to the sun-soaked courtyard sculpted into the landscaped grounds. The light-filled kitchen overlooks the private, picturesque gardens. An office is handily positioned off the entranceway and a double internal garage access lies at the rear. Bedrooms are all double-size and include a master with a walk-in robe and ensuite on gas infinity hot water. Interiors attract natural warmth and copious winter sun, and enjoy the comfort of a living flame gas fire. Pride of ownership makes the home instantly liveable, while the trim-kept grounds mean maintenance is all up-to-date. The backyard is securely fenced and has gate access onto a pathway leading to the Gordonton Road-Wairere Drive underpass. Shops, medical centre and family restaurant in Greenhill Park are ultra-close. A walkway into Porritt Park is footsteps from the front gate. Heritage Avenue is superbly located for city and intercity commuters, and just 2km from Chartwell centre. For further information to download on this property go to - View agents personal website.

Land area	667 m²
Floor size	190 m²
Rateable value	$510,000
Rates	$3,161.76





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