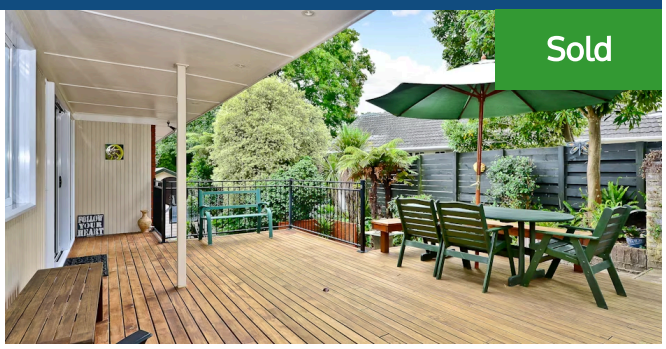

17 Comries Road, Chartwell

3 2 1

Offering secluded living, this two level brick home is in a brilliant spot to take advantage of a Chartwell lifestyle. River walks, the newly extended Hamilton cycle tracks and local parks are easy and close to access. You can stroll to Queenwood's popular shops and cafe, and enjoy the convenience of Chartwell retail and services at the end of the street. Educational needs are taken care of with Hukanui Primary zoning and a selection of early childcare centres. Attractive nature encompassing the home makes it an effortlessly liveable indoor-outdoor family haven, albeit with your own spa pool, tiered decking, built-in barbecue area, and sheltered settings. A swimming pool (not currently in use) features in the sunny back yard and the verdant grounds are lushly planted. Sliding windows over the kitchen bench open directly to the alfresco for seamless entertaining. The kitchen itself will impress any chef, designed for family living with the open plan dining for social meal times. Upstairs features three generous bedrooms and a conservatory off the master, a prime location for adding a possible ensuite or other modern enhancements. The large downstairs rumpus is a great space for the kids hang out, while giving parents some peace and quiet upstairs. This space offers its new owners huge potential to utilise in multiple ways, whether it's for extended family, extra living area, or a work from home space with its own independent access. There is an additional designated office space and a separate laundry. This home has substance and excellent scope to add further value in a location that is perennially in demand. A big bonus is the one-bedroom cottage, with a kitchen and bathroom which will help pay the mortgage, give older children independence, or enable extended family to live close.

Land area	1061 m²
Floor size	297 m²
Rateable value	$645,000
Rates	$3,197.00