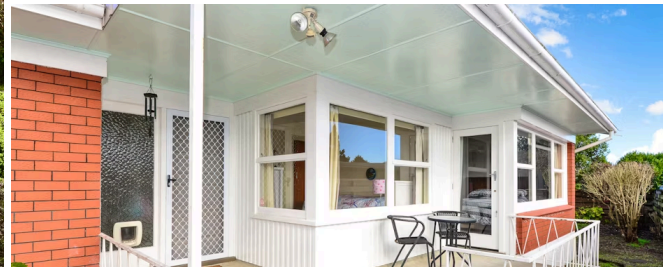




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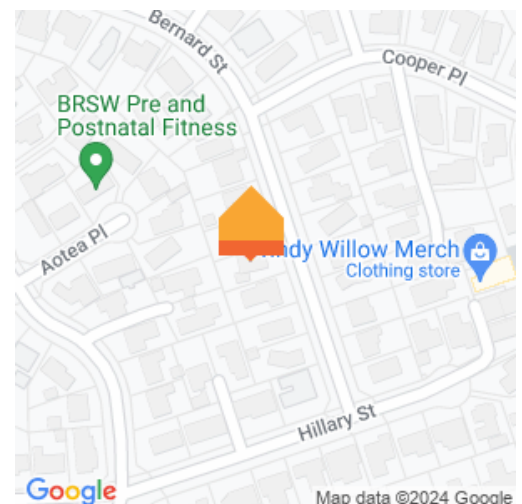


9 Bernard Street, Chedworth

Here's a fabulous opportunity to enter this popular, yet tightly held family friendly Hamilton suburb. With less than a handful of listings currently in Chedworth, take advantage of this highly desirable location within walking distance to excellent schooling and the bustling Chartwell Shopping complex. With a floor size of 140sqm, this 1970's brick beauty boasts 3 bedrooms, open plan kitchen and dining with separate lounge and lock up laundry, plus separate bathroom and toilet. All 3 bedrooms are doubles, with the master deceptively large. Behind the single wardrobe doors, there is more than meets the eye, with extra walk-in storage space. The gas fire and 2 wall heaters will ensure you stay warm this winter. Enjoy the mid morning to mid afternoon sun on the patio. Set on a well proportioned 695sqm section, there's room for the kids (and pets) to roam, with the garden pruned and groomed offering ideal street appeal. This fantastic location is close to commuter routes, plus a short walk to Chartwell Retail and zoned for decile10 Hukanui Primary school. Handy drive also to the CBD and Rototuna Shopping. Why delay?



Land area	695 m ²
Floor size	140 m ²
Rateable value	\$570,000
Rates	\$2,851.07



To view contact Dobbo or Sharon Dobson today - Dobbo 021 995 906 (TV3 News and Sport 1994 - 2012)

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