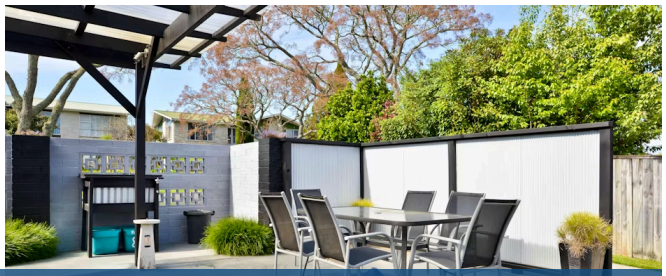

# 57 Challinor Street, Pukete

In a family-favourite area, this large refreshed home embraces an impressive amount of space, including a sculpted outdoor living environment ideal for summer entertaining and relaxation. Part of the wide, leafy Challinor Street community, the home is footsteps from popular Braithwaite Park, river trails and pedestrian bridge to the east bank and Flagstaff. A long labour of love has seen the home transform into an inviting, well-appointed nest that caters perfectly for a growing family. Most of the work is done. Spread over three levels, there are recreational facilities at basement level, including a gym and rumpus. The main level contains an open plan living zone flowing out to the spacious alfresco. This modern precinct combines a covered all-weather deck and a sunny courtyard, enabling big social gatherings, barbecuing and congenial entertaining. And with power available, the alfresco is ready for a spa or TV. The kitchen is supported by a full scullery and the laundry has been relocated to a separate area at the rear. Ample accommodation ensures plenty of quiet retreats for family members. The two upper bedrooms include a double opening to a sunny balcony with a scenic district outlook and a master bedroom that captures stunning sunsets. Creature comforts include a heat pump and gas hot water. There is double auto garaging, as well as parking on site. The grounds are edged, have attractive low maintenance gardens, and a storage shed. Picturesque Challinor Street is a quiet, established area with outstanding lifestyle convenience, including close proximity to The Base, Te Rapa and main transport routes. Bus stops are super handy. This warm and welcoming home is an idyllic place in which to raise a family.

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| Land area | 748 m² |
| Floor size | 180 m² |
| Rateable value | $435,000 |
| Rates | $2,896.00 |