

## Urban Escape

Packed with features and bursting with space, this three-level home has stand-out family appeal. It lies in a prized cul-de-sac and enjoys a peaceful gully aesthetic. Blended indoor and outdoor living spaces let homeowners experience the best of both worlds all at once and makes it easy to entertain family and friends. You can cook and dine alfresco while taking in the sensory pleasures of the outdoors. The staycation vibe is enhanced by a sparkling inground pool extending off the extensive decking. A huge basement with internal access is the perfect work/hobby space with a separate rumpus area perfect for the kids to make some noise!

## Negotiation

Sold \$1,340,000



Land area	1299 m <sup>2</sup>
Floor size	395 m <sup>2</sup>
Rateable value	1325000

The large, welcoming entrance hall serves as a conduit to the formal lounge, open living environment, and the study. Stacker doors in the family domain unfold to create a seamless indoor-outdoor living environment where the pool is close and the mood is relaxed. Adults can cool down with drinks on the patio while watching the kids swim. The dining area also overlooks the pool. Swatches of glazing highlight the outlook and flood the interior with light. A double bedroom and bathroom at garden level are ideally positioned for guests. The first floor hosts a further two double bedrooms, a full bathroom, and a heavenly master's suite. This super-sized retreat has a large dressing room, a luxe ensuite with corner bath and a walk-in wardrobe opening onto a balcony and scenic outlook. Multiple ways at basement level enhance the access with the amount of space they offer. There is on-street parking and plenty of room for a car, van etc. Built in 2008, the home comes to market in very tidy condition inside and out with potential to add value.

☎ 07 855 0550  
 📞 021 909 978  
 ✉ terry.ryan@lugtons.co.nz

🌐 <http://www.terryryan.co.nz/>

📍 9 Milbrook Place, Chartwell