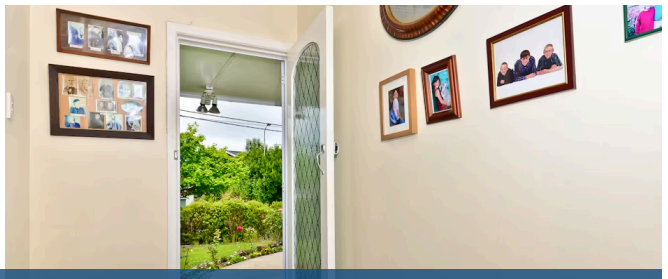
Lugtons

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3 Lamont Street, Chartwell

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Here's an opportunity to make a great investment in your family's future. Situated in sought after Chartwell you'll find this beautifully maintained brick family home on a generous 688 square meter section within walking distance to everything Chartwell has to offer. The home has been re-designed to offer three bedrooms, master bedroom now with ensuite and a fourth room that can be used as either a bedroom, nursery or office. The main bathroom has separate bath and shower ideally suited to young families. There's a generous living area along with dining and family room and a large conservatory. An upgraded modern style kitchen featuring electric cooktop and wall oven, range hood and dishwasher along with plenty of cupboard space and a separate laundry room all work well within the existing floorplan. Other noteworthy features include an alarm system, security door, double glazing on most windows, domestic ventilation system, heat pump, thermal backed drapes and some insulation upgrading. Outside it's all about gardens and entertaining with generous timber decking off the conservatory providing the ideal area for weekend barbeques and spending time with family, and if gardening's your passion there's plenty to keep you occupied. A double garage with work bench and cupboard space complete the picture perfectly. Without question, the location sell's itself. It's only a short stroll to Westfield Shopping Centre, Chartwell Square and a short drive to the banks of the Waikato River. School zoning is Fairfield Intermediate. Our vendor's circumstances have changed, and make no mistake they wants auction day to be sale day, so get in early and register your interest.

Land area	688 m²
Rateable value	$530,000
Rates	$2,890.27

