



Sold



📍 49 Pulham Crescent, Queenwood

3 Bedrooms 2 Bathrooms 1 Car Space

Presenting a superb opportunity for families, this well presented three bedroom home is a fantastic prospect in a family orientated suburb. Set moments from local amenities offering a perfect blend of lifestyle, location and potential. The well-appointed kitchen is practical in design, capturing a leafy outlook across the front yard. Flowing from indoors to outdoors the separate lounge is accompanied by a heat pump and newly installed heat transfer system. The versatile second living area could also be utilised as an additional bedroom or kids play area making this an ideal home for the growing family. Freshly painted throughout, three great sized bedrooms are set upstairs with the recently updated sleek and stylish bathroom. A large fully fenced backyard is a perfect place for children and pets to play surrounded by privately placed trees and gardens, fruit trees and vegetable boxes. Large double garage with internal access and extra off-street parking, separate laundry with an additional toilet added for convenience. Set in an ultra-convenient position close to Chartwell Shopping Centre, Waikato River, local parks and an easy commute to Te Rapa and great schooling nearby. Don't miss this opportunity to secure a family home in this sought-after location. Call Chip or Rose direct today on 07 855 0550.

<b>Land area</b>	632 m <sup>2</sup>
<b>Rateable value</b>	\$620,000
<b>Rates</b>	\$3,181.16



**Chip Humble**

📞 07 855 7510

📱 0274 752 349

✉️ [chip.humble@lugtons.co.nz](mailto:chip.humble@lugtons.co.nz)