



## 14 Mcdowall Place, Queenwood



Enjoy the serenity and comfort of this generous split-level home situated in a quiet, family friendly cul-de-sac. Configured perfectly to encourage effortless living and entertaining, stacker doors open to the alfresco backyard and swimming pool with a beautiful gully aspect. Offering the perfect blend of lifestyle, privacy and convenience, within close proximity to JAM cafe and moments to Waikato River and Chartwell Park. The timber kitchen has plenty of space, gas cooking and a dishwasher with an open light-filled ambience. Adjoining dining area has an easy flow through to the separate lounge enjoying the peaceful outlook. Keeping you cosy all-year round the heating consists of a fireplace, 2x heat pumps, heat transfer system plus a gas heater and HRV system. Three bedrooms and an updated family bathroom are placed upstairs all with double wardrobes, the master includes a modern ensuite. The fourth bedroom is located on the lower level, would make a great teenage retreat. Covering 978sqm (approx. ) parcel of land, you will love entertaining from the covered alfresco deck with a built-in pizza oven, overlooking the sparking in-ground swimming pool, lawns and gully, a wonderful area for family gatherings. Separate laundry and a third toilet downstairs and the large double garage feature a workshop. Walking distance to Waikato River walkways, close proximity to Chartwell Shopping Centre and zoned for Hukanui Primary School. This property ticks all the boxes for fantastic family living. To download the property files, please copy and paste the following link into your browser:

<https://www.propertyfiles.co.nz/property/14mcdowall>

Land area	979 m <sup>2</sup>
Floor size	221 m <sup>2</sup>
Rateable value	\$1,265,000
Rates	\$4,598.00



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