Lugtons

Your home is worth more with Lugton's







7 Ellerslie Avenue, Chartwell

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We all know when it comes to value in real estate location means everything. Here's your opportunity to purchase in a well-established and very sought-after Hamilton location, and take full advantage of securing your families future. Welcome to No. 7 Ellerslie Avenue. This great family home has plenty to offer, from its high stud ceilings to spacious living area and wonderful outdoor entertaining, there's so much opportunity here to create the home you've always desired. Featuring four bedrooms, master bedroom with an ensuite. Family bathroom with separate bathtub and shower along with modern style vanity. There's an extra large laundry room that with a little work could be converted to an office area or spare room, which without question will add extra value to the property. The kitchen is the heart of every home, and this homes no exception. Having been upgraded at some stage we offer the convenience of gas cooking, electric oven, dishwasher and a multitude of cupboard and bench space, and a large breakfast bar. Combine this with a generous dining area and you've got enough room to cater to a large family. You'll definitely find the outdoor living and entertaining area instantly appealing. The large covered deck with waterfall steps and cobblestone pathways lead to a huge back yard with deciduous trees that will see you enjoying this place all year round. As for location, you'll be close to local parkland, Porritt Stadium, Chartwell shopping centre and surrounded by a wonderful neighbourhood atmosphere. Our vendors have committed to moving and Auction day will be sale day, so get in quick and contact Jeff today to arrange your private inspection.

Land area	714 m²
Rates	$3,399.67

