



Sold



## 📍 289 Bankwood Road, Chartwell

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Located in Chartwell, and within walking distance to Chartwell Square and Hukanui School you'll find this well maintained brick family home ideally suited to first home buyers, young families or those looking to add a quality property to their investment portfolio. Constructed in the 1960's this home consists of three bedrooms, master bedroom with the addition of an ensuite in 2009. Generous living with doors leading out to a covered outdoor entertaining area, Galley style kitchen combined with the dining area featuring electric cook top, under bench oven, two draw dishwasher and a waste disposal, and once again you have the convenience of a sliding door to make full use of that wonderful outdoor space. The interior layout works well for families as the second bedroom has been extended out to create a larger than average room, and there is a separate main bathroom and shower room effectively creating three bathrooms and two toilets. Our current owner has significantly improved the property by replacing the roof in December 2015, having front and rear security doors fitted, installing a second heat pump in the master bedroom along with a moisture master system throughout the home. The underfloor insulation has been upgraded and ground vapour barrier installed. Outside we have a large double garage and for those who might be into a little automotive restoration you'll find an original mechanics pit. The backyard is well fenced with plenty of room for kids and pets along with a traditional covered brick barbeque area, and without question you'll find the road side appeal attractive with manicured box hedging and tidy gardens. Our vendor has committed elsewhere so auction day must be sale day. No Mask, No Entry.

<b>Land area</b>	612 m <sup>2</sup>
<b>Rateable value</b>	\$570,000
<b>Rates</b>	\$3,266.31

