



20 Hillary Street, Chedworth



This well-maintained property offers a stimulating environment where families can enjoy life and make the most of a great location. Nestled peacefully at the end of a desirable Chedworth cul-de-sac, the home lies in zone for Hukanui School and footsteps from Hillary Park. Having been previously owned by a builder, it comes to market in excellent condition, with the benefits of solar panels, upgrades and loads of extras. A big feature of the home is its large lounge that spills onto a covered deck, providing space galore for family living and entertaining. Both the deck and its roof are among the upgrades. Bright and modern, the open plan dining and kitchen is a hub for meals and family gatherings. The kitchen has ample workspace and a full array of appliances, including an induction cooktop and wall oven. A loft bed is a feature of the spacious, regibbed first bedroom, which boasts a double wardrobe, copious natural light and ranchslider access outside. The second bedroom has shelving and double wardrobe. Parents want for nothing in the primary bedroom which is a great size, has an ensuite, walk-in robe and doors opening to the covered deck. All bedrooms have heat pumps and a TV port. Tiled flooring features in the main bathroom and ensuite. There is a separate laundry, four heatpumps, DVS, roof insulation, and the convenience of keyless entry. The outside rumpus/office with bathroom has a ranchslider opening to a spa area. The projector screen, spa pool and garage shelving remain. Lawns are flat, the veggie garden is productive and plenty of off-street parking is available on the 676sqm section. Chartwell Shopping Centre and Greenhill Park retail precinct are close. Call Melissa Wilton for further information or to view on 021 157 3459. Property Files Link: <https://www.propertyfiles.co.nz/property/770540004>

Land area	676 m ²
Rateable value	\$1,025,000
Rates	\$4,028.00



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