



Sold



644D River Road, Chartwell

... for professionals or empty nesters looking to downsize, this enticing home places a premium on easy-care living with the convenience of a zoned single-level layout and an extremely desirable address. Tucked down a right-of-way, it lies in an exclusive, leafy enclave hidden from the road where it nestles amongst homes of a similar ilk. Light-filled open plan living, showcasing on-trend textures and quality appointments, complements the sophisticated concrete block and Linea exterior. Tinted double glazing and a heat pump maintain comfort levels all year round. A profusion of glass creates a bright, inviting ambience enhanced by seamless flow outdoors to the deck which has in-built seating and a barbecue area. The private deck off the master suite has been strengthened and wired for a spa. This quiet retreat has large his and hers wardrobes, an ensuite bathroom and is positioned for privacy. The other two double bedrooms, the main bathroom and recessed laundry feature in the opposite wing. There is the option of a second lounge in place of one of the large bedrooms. Living runs the full length of the home and embraces a high spec kitchen with a large eat-at island, all of which emphasise the social qualities of this contemporary abode. The home is alarmed, has garaging and parking. In a central location ideal for commuters and urban lifestylers, the property is across the road from the river and reserve, and in walking distance of local hospitality and the CBD. Waikato Diocesan School for Girls, Woodstock School and St Josephs Catholic School are moments away. A great option:- the current owner has this setup for Air BnB returning \$240-\$280 per night.



Land area	300 m ²
Floor size	135 m ²



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