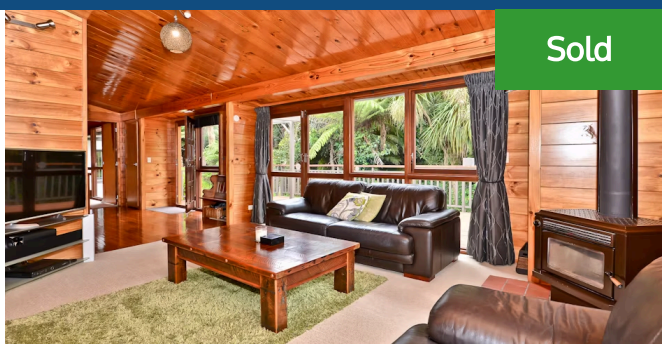

Sold

28 Wymer Terrace, Chartwell

. . . hidden from the road, this enviably situated 1356m2 urban lifestyle property delivers quintessential Kiwi living with Nature on the door-step. A true family haven, the well preserved and extended Lockwood home borders bush-clad Donny Park and is one of the best surprises you can hope to find in a classic neighbourhood that is strolling distance from the river, Day's Park and boutique Queenwood village. Waikato Diocesan for Girls, Chartwell Shopping Centre and transport are handy. The private relaxed environment encourages seamless indoor/outdoor living and entertaining, enhanced by a pool precinct, a sunken barbecue area and extensive decking, which has been re-stained. Well proportioned interiors are flooded with light and contain two separate living options, spacious dining and a kitchen with a recently updated wall oven and Bosch dishwasher. The Bosch washing machine and upgraded dryer will remain. A utility room adjoining the second lounge is a versatile space, with ample storage, room for a beer fridge and sunny environment for airing clothes. Two family bedrooms nestle at ground level, complemented by a master retreat upstairs with a picturesque outlook and the full services of an ensuite and walk-in robe. An office also features on the upper level. The house started life as a Lockwood showhome and has been meticulously lived in by the vendors/second owners. Flooring is a mix of newish carpet and rich Matai timber. A woodburner pumps out power warmth over winter, boosted by two heat pumps, which are also great for summer cooling. The design of the home allows for a good summer breeze. Wood supply is plentiful. Other perks include a guest toilet, two hot water cylinders and a monitored alarm. Landscaped grounds are trimmed by railway sleepers and support a diverse range of fruit trees.

3 1 2 1

Land area	1356 m²
Floor size	165 m²
Rates	$2,615.00

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