Lugtons

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7 Wymer Terrace, Chartwell

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Set on beautifully manicured grounds covering 1064m2, this tidy five bedroom family home has something for everyone. From lounging poolside to entertaining from a kitchen flowing seamlessly to the outdoor bar and BBQ area, your options are endless. The L-Shape floorplan extends generously over two levels. The upstairs configuration allows for privacy between the public and private places. The main bathroom area is positioned at one end of the house, and the open plan living dining and kitchen areas at the other. High vaulted timber ceilings and a wonderful log fireplace create an ambience you'll find instantly appealing and we're sure that the freshly rejuvenated timber decks will be popular during the spring and summer months. A modern style family bathroom with separate bathtub and shower complete the layout upstairs. Downstairs it's all about space. Along with a generous tiled main entrance foyer there's a fifth bedroom and rumpus room that could potentially be converted (subject to council approvals) to a semi self contained area with it's own entranceway, and for those needing a workshop area, storage and extra large garaging you certainly won't be disappointed. Outdoors the extensive grounds provide something for everyone. From beautifully manicured lawns and the in-ground pool area overlooking a small gully of cascading native trees to covered outdoor entertaining and relaxation areas, there's a special place for everyone. Functional areas are expertly concealed behind a north facing cinder block walls providing raised vegetable gardens. The remaining boundary lines are well planted with mature trees to provide just the right amount of privacy. Other noteworthy features include central ducted gas heating, gas cooking, plenty of built in storage and all just a stone's throw from river walks, short drive to central city, Chartwell Shopping Centre and excellent schooling options nearby.

Land area	1064 m²
Rateable value	$510,000
Rates	$3,050.39

