



📍 1 Heritage Avenue, Chartwell



Sold



LIM Available

Land area

806 m<sup>2</sup>

Here's a rare opportunity to secure a sunny spacious Heritage Park home that provides all the benefits this tightly held Chartwell enclave has to offer. This carefully maintained & well-presented 4 bedroom property offers a "council approved custom built" utility room plus 3 toilets, 2 bathrooms, 2 lounges, large contemporary kitchen & internal access double garage. It has all the elements for relaxed modern living & will appeal to families & professionals seeking a sense of sanctuary in an extremely handy location. The fully insulated utility room matches the main dwelling's brick & tile exterior and is ideal for running a business office from home or as a rumpus room, hobbies room, man cave, or 5th bedroom. The single level main dwelling layout separates the active living zone from the sleep zone. The two designated lounges are warm, spacious & can shut off for privacy. The central hub-layout has options for two dining areas or an extra living area. All 4 bedrooms are large doubles with the master boasting a walk-in-robe & tiled ensuite. As well as the family bathroom & separate toilet, there's also the convenience of a 3rd toilet which is located off a large separate laundry, which would serve clients if running a business. This Heritage heart warmer also features wonderful indoor-outdoor flow with a conservatory & the pergola adds a touch of the tropics, delightful for alfresco entertaining. Those with green fingers will love the variety of flower gardens & fruit trees. Stay comfortable all year round with most rooms double glazed & 2 heat pumps. Other features include extra storage, double glazing, house alarm, central vacuum & this 806 m<sup>2</sup> property is fully fenced with an electric front gate.



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