



## 3 Wake Street, Chartwell

3 bedrooms, 1 bathroom, 1 car

Classic Chartwell brick basement home in a prime position just up the road from Chartwell Shopping Centre. First time on the market my vendors have loved living here but its time to downsize and let someone else enjoy the home as much as they have. Affordable three-bedroom home with office ready for a little modernising to reach its full potential. The light-filled open plan dining area with built in seating is ideal for entertaining friends and family. Elevated with a leafy outlook, on an established corner site with a variety of fruit and native trees to enjoy. Downstairs there is a double basement with larger storeroom for bikes and hobbies. A fantastic location with great neighbours and easy access to all parts of the city, so don't delay and call the team for a viewing today. Visit [www.terryryan.co.nz](http://www.terryryan.co.nz) to download any further information you require.

Land area	610 m <sup>2</sup>
Floor size	150 m <sup>2</sup>
Rateable value	\$810,000
Rates	\$3,032.00



### Terry Ryan

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