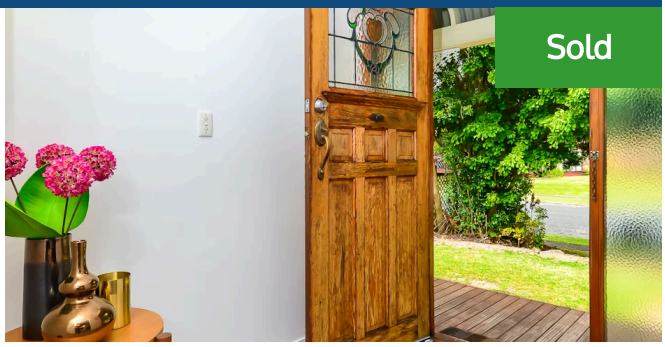
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Sold



44 Ellerslie Avenue, Chartwell

Built in the 1980s and reflecting a love affair with traditional New Zealand villa architecture, this four bedroom home nests quietly amongst greenery in a leafy Chartwell locale. Character is emphasised through the use of verandah settings, including a wrap-around filigree front verandah accessible from the lounge and master bedroom. Spacious living zones embrace family life and are designed for effortless indoor-outdoor flow. The lounge sits at the front to welcome guests while the large step-down living area at the rear serves as the active social hub. A spacious kitchen lies between the two living zones. The high stud interior, set under ornate ceilings, has a layout that peacefully separates the master suite from the children's sleep zone. Most bedrooms step outdoors, and all have good wardrobe space. A courtyard with a built-in barbecue area encourages outdoor entertaining in the privacy of a fenced backyard. Garaging is double internal access. Move-in ready, the home is intuitively designed for a growing family and offers scope to maximise its true potential. A further drawcard is the established area, which is close to everything and zoned for Hukanui Primary.

4 2 3

Land area	688 m²
Rateable value	$720,000
Rates	$3,517.18





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