



Sold



13 Chelmsford Street, Silverdale

3 bedrooms 1 car 1 bathroom

Owned by the same family for the past 38 years, this treasured home located in the sought-after suburb of Silverdale is waiting for you. Sitting on a 663 m<sup>2</sup> (more or less) slightly elevated section with views over Chelmsford Park, our vendor raised her family in this special home, and it is ready for the next family to move in and thrive. Built in the 1960's, this brick 110m<sup>2</sup> home features 3 well sized bedrooms, a modernised bathroom and separate toilet. A wide hallway and spacious laundry room provides that extra space every family needs. The sliding door between the lounge and dining, allows the flexibility of open plan or separate living. With a fully fenced back section, there is ample room for children to play. The tidy single garage has a separate lockable storage room to make your workshop or a convenient storage space. Zoned for Hillcrest High School, Berkley Normal Middle School, Peachgrove Intermediate, Silverdale Normal School and Marion Catholic School, all your schooling needs will be met in this location. Conveniently close to the University of Waikato, Ruakura Superhub and Silverdale Shops. The development in Silverdale makes it an exciting time to buy in the family friendly suburb. Call Janine for a private viewing or visit on of our open homes soon. For an information pack copy and paste the below link on your web browser

Land area	663 m <sup>2</sup>
Floor size	110 m <sup>2</sup>
Rateable value	750,000
Rates	\$3,021.00

<https://www.propertyfiles.co.nz/property/13Chelmsford>



Babak Paymani

07 855 0550

027 405 1416

[babak.paymani@lugtons.co.nz](mailto:babak.paymani@lugtons.co.nz)