



## 9 Sutcliffe Place, Chartwell

3 bedrooms, 2 cars, 1 bathroom

In Chartwell, not Middle Earth, despite the Hobbit door on the garage, this classic 1960s brick home boasts a trilogy of newly carpeted bedrooms. All are a good size, especially the master which has room for an office, a dressing room or ensuite. A family will feel right at home in this inviting nest full of light, modern twists, and effortless comfort. The home is insulated top and bottom, has two heat pumps and gas infinity hot water. A powder room and a stylishly upgraded bathroom with a second toilet cope with the early morning rush. The lounge is a lovely spot to relax in and a large ranchslider opens this rest-easy space to the sunny front patio. A covered alfresco at the rear beckons for outdoor entertaining and family get-togethers. Kitchen and dining are open plan on a polished native timber floor. Kids can take over the rumpus area at the back of the internally accessed garage, and relish the freedom of playing outdoors on a 855sqm freehold section, which is fenced and gated, and has loads of off-street parking. Hukanui School zoning, and proximity to Chartwell mall, parks, sports stadium, and main arterial networks add to the allure of this tidy, cul-de-sac property. Call Melissa Wilton for further information or to view on 021 157 3459. To download the property files please copy and paste the below link into your browser:-

<https://www.propertyfiles.co.nz/property/722890004>

Land area	855 m <sup>2</sup>
Floor size	148 m <sup>2</sup>
Rateable value	\$930,000
Rates	\$3,572.00



**Melissa Wilton**

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