



## 11 Rutherford Street, Chedworth

Positioned in the heart of a growing community, this classic 1960s home offers quick access to local schools and amenities. While ripe for redecorating but comfortable as-is, this offering is as versatile as they come with potential both as a family home or an investment property. Inside, accommodation is provided by three good-sized bedrooms and is complemented by highly functional kitchen and bathroom spaces. A gas fire contributes to the warm and inviting ambience in the lounge, with a heat pump in the hall and a sun-soaked conservatory. Set on a full site of 854m<sup>2</sup>, the grounds are superb, with mature trees and established gardens framing the home and contributing to a real sense of peace and tranquility. Double garaging adds further appeal. This is a great community for littlies to grand-parents and everyone in between, close to the supermarket, Hukanui school, Chartwell Mall, the cinema and the main bus route. The home is within walking distance of the Chartwell library and, more dangerously, delicious cupcakes at Girl on the Swing!

Peaceful and private yet incredibly convenient, this well-maintained home is guaranteed to attract a lot of attention. Do not delay - call now for more information.



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| Land area      | 854 m <sup>2</sup> |
| Floor size     | 120 m <sup>2</sup> |
| Rateable value | \$550,000          |
| Rates          | \$2,951.86         |

