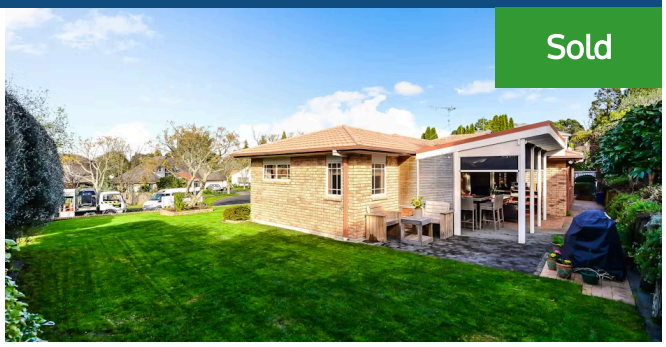
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6 Stella Place, Chartwell

Designed to accommodate a family at all life stages, this versatile easy care brick home comes with an attached granny flat (unit). It is highly suited to extended family living or as a possible money-maker generating rental income. The well-presented home, on a trim-kept 760m2 section, sits at the end of the Stella Place cul-de-sac in a tightly-held Chartwell enclave footsteps from Porritt Park. A sheltered courtyard off the dining and family area provides a spacious outdoor room for entertaining and an alfresco lifestyle. Drop down blinds and wall-mounted heaters make this an enjoyable retreat all through the year. The main home is configured for easy-flowing family living. An open plan hub with an e-zone, complemented by a separate light-filled lounge, ensures a relaxed spot for everyone. Bedrooms are peacefully separated from the living and entertaining areas. The main home of three double bedrooms includes a master with a walk-in robe and ensuite. A full bathroom and separate toilet serve the additional family bedrooms. Garaging is double with internal access. The granny flat (unit) features an inviting arrangement of open plan kitchen and dining, a lounge, and double bedroom supported by an ensuite and walk-in robe. The living area opens onto the courtyard for quiet outdoor relaxation. Kitchens and bathrooms are modern spaces, and plush new carpet has been laid throughout. There is underfloor heating throughout the home. The home is alarmed and comes with a garden shed. The location is very advantageous in terms of school zoning (Hukanui), transport and accessibility to shops, services and eateries at both Chartwell and Greenhill Park.

4 2 3

Land area	760 m²
Floor size	240 m²
Rateable value	$650,000
Rates	$3,425.00

