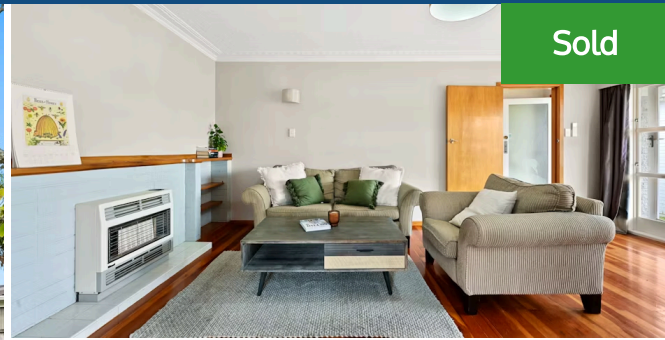




📍 53 Ascot Road, Chartwell



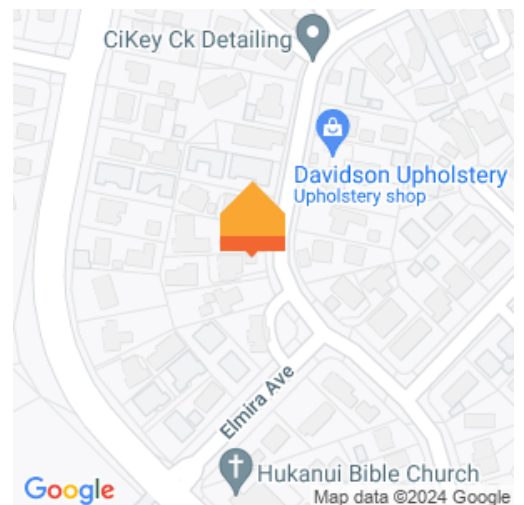
Sold



Welcome to 53 Ascot Road - a charming 1960s brick home offering three spacious bedrooms, including a large master. Flooded with natural light, this residence features a generous living area that seamlessly opens to a cozy sitting space overlooking the fully fenced front yard. Step into the easy-to-use kitchen and envision your daily life in this well-maintained home with beautiful wooden floors throughout. The large bathroom boasts both a bath and shower, complemented by a separate toilet for added convenience. Outdoors, the fully fenced, flat, and private backyard provides a perfect setting for enjoying the afternoon sun without the hassle of extensive maintenance. A solid modern single garage adds to the property's practical appeal. Situated centrally and fitted with HRV ventilation and a heat pump for added comfort, this home is ideal for first home buyers, families, and investors alike, thanks to its proximity to local amenities such as Chartwell shopping mall, bus stops, and the Wairere Ring Road, ensuring easy access to all of Hamilton. Don't miss the opportunity to make 53 Ascot Road your new haven - Give Sam a call on 02040381998 to book your viewing now.



Land area	447 m <sup>2</sup>
Rateable value	\$780,000
Rates	\$3,251.00



Sam Taylor

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