



Sold



12 Mcmeekan Avenue, Chedworth

4 3

Delivering great versatility, this family home excels in space and flexibility, and comes with new improvements, all of which make for compelling viewing. Large living zones and ensuite bedrooms upstairs and down provide superb options for a large or extended family. A vaulted stairwell off the tiled entrance ascends to the mezzanine area. Family bedrooms and bathroom, a master suite, laundry, and living, dining and kitchen ease off the u-shaped landing. Sun-soaked upstairs living and dining open to a full length balcony and streetscape outlook. The well-appointed kitchen also enjoys the view. Equipped for entertaining, the kitchen features quality appliances, including a 900mm oven and gas hob. Downstairs is ideal for older children or elderly parents desiring their own private nest. This wing impresses with its double bedroom and new ensuite, six month old kitchenette, and living zone opening to the back lawn and gardens, as well as the spacious media room and office area. It comes as a complete package, including front-loader washing machine. Gas hot water, gas heaters, a heat pump, ceiling fans, and new carpet throughout enhance comfort and value. The home sits on a concrete block basement garage and has ample off-street parking. Storage includes three tool sheds. Gardens are well-kept, have mowing strips and a glass house. Established, mature Chedworth is a perennially popular residential area sought for its proximity to Chartwell amenities, parks (including Porritt Stadium), transport routes, and Hukanui Primary School. There is no doubting the property's capacity to house a big busy family wanting to live in this supremely convenient location.

Land area	636 m ²
Rateable value	\$520,000
Rates	\$2,939.49



Terry Ryan

07 855 0550

021 909 978

terry.ryan@lugtons.co.nz

<http://www.terryryan.co.nz/>