



📍 54 Lulu Avenue, Chartwell

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This modern 4-bedroom family home is designed for comfortable living and entertaining. The open-plan living area is flooded with natural light and seamlessly connects to a sun-drenched patio, creating a perfect space for gatherings or relaxation after work or weekends. The master bedroom comes complete with its own ensuite, offering a private retreat for the homeowners. The convenience extends with a double internal garage, ensuring secure parking for your vehicles and providing additional storage space. The location is ideal, being only a 2-minute walk from the Parkwood shopping centre. This centre offers a variety of amenities, including the Wayward Pigeon Bar and kitchen for socializing, Volare bakery and a selection of eateries, a SuperValue foodmarket for convenient grocery shopping, hair and beauty salons, medical and pharmacy, physiotherapist and dentist for healthcare needs. For those interested in staying active, there's a fitness centre nearby to help you maintain a healthy lifestyle. There are plenty of neighbourhood green spaces including walk/run/bike trails with exercise stations. The easy access to arterial routes and the Waikato expressway makes commuting a breeze, ensuring that you're well-connected to the surrounding areas. This family home not only provides a comfortable and stylish living space but also offers the ideal lifestyle with the convenience of nearby amenities, making it an ideal choice for those looking for a well-rounded and practical home. Our Vendor has relocated and has given us clear instructions - SELL!

Land area	497 m <sup>2</sup>
Floor size	153 m <sup>2</sup>
Rateable value	\$1,025,000
Rates	\$4,029.78



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