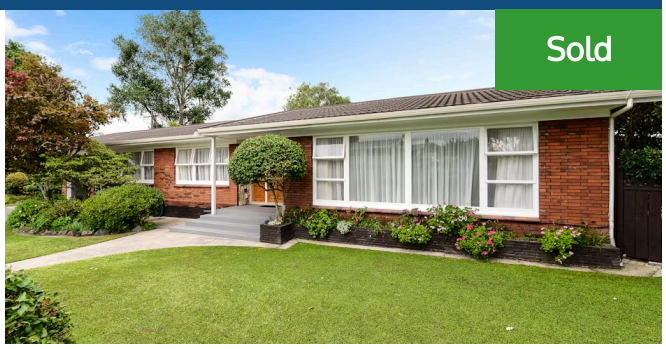
Lugtons

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# 1 Glen Lynne Avenue, Queenwood

The faultless presentation of this property makes it a very easy home to move into and instantly enjoy. The Queenwood location is also hugely appealing. Built in the 1960s and enhanced for modern living, the classic brick home offers the comforts of HRV, gas hot water, a gas fire, and ceiling and floor insulation. Living is a large space for family-together times and effortless entertaining. A light-filled dining area flowing off the lounge opens to the immaculate grounds and private leafy environs. The kitchen and dining meld seamlessly to create an encompassing environment for food preparation and meals. Three bedrooms are peaceful retreats away from the living zones. They are served by a family bathroom and second toilet-come-powder room. There is a separate laundry and double internal access garage. The grounds draw you outdoors into very attractive, neatly landscaped settings, replete with paved courtyards and sheltered alfrescoes. Fruit trees and lush greenery add depth. The 842sqm section has great kerbside appeal and off-street parking. A bus-stop is footsteps away and river trails and Tauhara Park are super handy. Hukanui school zoning enhance this family-friendly property which lies close to Queenwood's boutique village and Chartwell mall. Getting around the city is a breeze from here. For further information or to view, call Melissa Wilton on 021 157 3459.

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| **Land area** | 842 m² |
| **Floor size** | 175 m² |
| **Rates** | $3,320.00 |






Melissa Wilton
07 853 0013
021 157 3459
melissa.wilton@lugtons.co.nz