



## 21 Lulu Avenue, Chartwell



This home encompasses all the things buyers crave in a modern, low-maintenance home. Smart usage of space and consideration of natural light and outdoor connections are at the heart of its contemporary design. The well-considered 158sqm interior is made as functional and efficient as possible. Plenty of light pours in through double-glazed doors and windows, and the contemporary, open-plan design is aesthetically appealing and links seamlessly with the outdoors and alfresco. Brick and board construction, and sharp architectural lines, create modern panache. Thoughtful separation of active and passive zones works well for a family and the suite of three bedrooms includes a fully appointed master. The double garage houses the laundry, and the garden shed is great for reducing garage clutter. Busy owners will relish the effortless appointments of gas infinity hot water, a heat pump, and a gas hob. Then there's the utter convenience of location. The home is part of Chartwell's Greenhill Park multi-use community where so much is in strolling distance - shops, eateries, medical centre, green spaces, and playground. The village-like development links to the underpass network of walk and cycle ways and is moments from expressways

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|----------------|--------------------|
| Land area      | 400 m <sup>2</sup> |
| Rateable value | \$1,000,000        |
| Rates          | \$3,973.00         |



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