

Sold



## 4 Landell Place, Harrowfield

Tucked quietly away in a tightly-held pocket, this Harrowfield classic makes the most of its peaceful oasis setting. Occupying an established 1061sqm section, the property has more than its fair share of charm and appeal. The well-designed residence is full of easy comfort and functionality. It spreads over a 172sqm single level floor plan that delivers open light-filled living, a bright cheerful contemporary kitchen and four bedrooms. Bathrooms are modern inviting spaces and decor is on trend. There are opportunities to laze on the deck with a good book, barbecue and entertain in an environment that has a relaxed back-to-nature feel. Many rooms have peaceful leafy outlooks. Ceiling insulation, a heat pump and HRV create interiors that are dry and warm to live. Practicalities extend to gas hot water, a separate laundry and double internal access garage. Harrowfield is well-known for its Christmas lights displays, friendly community spirit and lifestyle features of a tennis court, children's park and dog exercise area. The subdivision entrance eases off River Road and lies in short distance of Chartwell precinct and The Base.



**Terry Ryan**

☎ 07 855 0550

📱 021 909 978

✉ [terry.ryan@lugtons.co.nz](mailto:terry.ryan@lugtons.co.nz)

🌐 <http://www.terryryan.co.nz/>

## Negotiation

Sold \$700,000



Land area	1061 m <sup>2</sup>
Floor size	172 m <sup>2</sup>
Rateable value	\$660,000
Rates	\$3,396.74

