Lugtons

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1 Conway Place, Chartwell

This well-placed dwelling comes with cul-de-sac benefits, a big green reserve on the back-step and excellent location, with Woodstock School zoning and Waikato Diocesan in walking distance. Spread over two levels, the brick and tile home has a great sense of space and indoor-outdoor connection. Four bedroom accommodation upstairs and a rumpus below ensure it resonates with growing families. Adults can entertain on the upper level while the kids amuse themselves in the games room below. Open-plan kitchen and dining merge effortlessly with the lounge and deck which wraps around the home and culminates in a big north-facing alfresco overlooking the leafy environs of Donny Park. The master suite enjoys peaceful separation from the family bedrooms, which are supported by a full bathroom and separate toilet. A double internal access garage, utility room, separate laundry and disability access enhance functionality. Comfort is provided by a heat pump and gas hot water, while abundant outlooks over nature create a soothing aesthetic. Exercising the dog couldn't be easier with Donny Park on the boundary and Day's Park a stroll away. Children will enjoy having a large park to play in. Built in the 1970s, the home occupies a 784sqm corner site with off-street parking. It is very liveable at present and full of potential for a family who wants to take it the next level. The quality location is a big plus. For further information or to view please call Melissa Wilton on 021 157 3459.

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Land area	784 m²
Floor size	223 m²
Rateable value	$690,000
Rates	$3,478.00





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