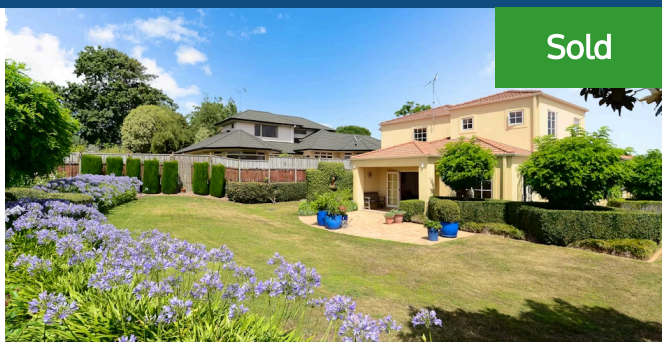
Lugtons

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118 Crosby Road, Chartwell

3 1 2 2

This immaculate home brings a taste of Italy to Chartwell. Drawing inspiration from Tuscan architecture, it combines modern and classic elements to create a beautiful living environment. The design composition is strong, simple, romantic and rustic all at once, with shades of Aotearoa showing through features such as the rimu staircase. Downstairs is devoted to relaxed living and entertaining. There are formal lounge and dining spaces, and a casual family zone overlooking the sunny rear section. Indoor-outdoor flow is seamless and opportunities exist for sheltered alfresco living in the portico. The well-appointed kitchen has practical hard-wearing stainless steel bench-tops, a gas hob and full engagement with the informal dining and living areas and private grounds. A guest powder room, third bedroom and large double internal access garage also feature at ground level. Laundry and internal clothesline are housed in the garage. Upstairs showcases two spacious double bedrooms, each with an elegantly tiled ensuite. Bedrooms and turret office nook enjoy district outlooks. Plentiful storage is available throughout. A reticulated underfloor water heating system and ceiling fans provide year round comfort. Aesthetics are enhanced by timber-shuttered doors, a wrought iron balustrade, tiled and timber floors, and a soaring entranceway. The grounds are trim-kept and hint at Italian Renaissance styling. The location could hardly be better for those wanting quick access onto Wairere Expressway. Greenhill Park shops, eateries and services are safe strolling distance via the underpass. Porritt Park is footsteps up the road and Chartwell mall is handy. The area is zoned for Hukanui School. Phone our team to view or visit our website to download all the info - www. terryryan. co. nz

Land area	760 m²
Floor size	210 m²
Rateable value	$750,000
Rates	$3,553.09





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