



## 46 Herbert Road, Queenwood



Sold



Functional, funky and family-friendly, this home is brimful of personality. It lies in a boutique Queenwood neighbourhood and has everything in walking distance to ease day-to-day living. Architecture and landscape work in cohesion to provide that much-loved indoor-outdoor flow. Courtyards flank the large lounge which enjoys an open-plan relationship with the kitchen and dining area. A study offers a quiet break-out space for office work and family members are comfortably accommodated in the bedroom wing which is serviced by a large, tiled and well-appointed bathroom. A rumpus at basement level gives children their own time-out zone while adults entertain upstairs in a light-filled environment that marries seamlessly with the outdoors. There is a carport and garage parking as basement level. The home has a warm ambience, an uplifting sense of light and natural affinity with the outdoors. The location is a real asset. Families with relish living close to the local kindergarten, Queenwood shops, Hukanui School, Chartwell mall, Days Park and river.



Land area

897 m<sup>2</sup>

Rates

\$3,112.20



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