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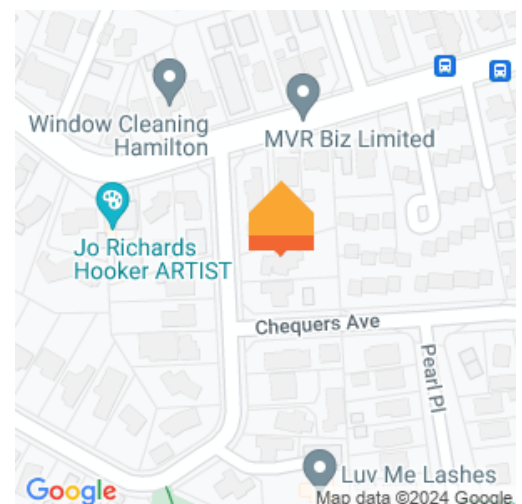


## 46 Wymer Terrace, Chartwell

Conveniently located in the highly sought after Wymer Terrace, this stunningly presented home, nestled away on its immaculately exhibited 1195m<sup>2</sup> section, is a family or entertainer's dream. With an east-facing deck at the rear, and a west-facing deck at the front, you can guarantee sunshine all day long - perfect for enjoying those summer barbeques, or just simply enjoying a book on one of the well-appointed decks. And, if that's not enough, there is a charmingly maintained section for the kids to throw a ball around, and a pool to relax in on those hot summer days - destined to be a haven for friends and family during those warmer months. A short distance from Chartwell Shopping Centre, the Waikato River and Day's Park, and an easy commute to Hamilton's city centre and The Base Shopping Centre, this two-storey property comprises of five bedrooms - Or four bedrooms with the potential to use the current bedroom on the ground floor as an office or work from home studio, two bathrooms, two living rooms and a kitchen that flows out to the rear deck - giving alfresco style dining outside. An internally accessed single garage downstairs sanctions an area for housing that prized possession, while outside there is a healthily sized carport and driveway allowing for ample off-street car parking - there is even space for a trailer or boat. This well-packaged home has recently had a new roof and has had double glazing installed throughout. This won't last long on the market. Don't miss out - act quickly and get in touch - Heather Whyte 027 239 2751



Land area	1195 m <sup>2</sup>
Rateable value	\$760,000
Rates	\$3,762.16



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