



# FOR SALE

## NEW GJ GARDNER BUILD IN CHARTWELL

New build in Chartwell this family home offers the perfect blend of comfortable living and prime location all with a 10yrs master builders guarantee.

Added bonus with this property is that the vendor is offering a complimentary \$3,000 furniture package (terms and conditions apply). This is a golden opportunity that you don't want to miss.

This beautifully presented home features three spacious bedrooms, two living areas (or 4th bedroom) and two bathrooms, making it ideal for growing families or those who love to entertain guests. The property comes complete with off street parking, a double garage (getting harder to find these days) which provides secure parking and valuable storage space for busy households. The layout maximises the use of every square metre, creating a sense of space and flow throughout the home and complete with a gully outlook.

The Chartwell Shopping Centre is just moments away, featuring 126 retail shops, cafes, restaurants, and a six-cinema multiplex for all your entertainment needs. The convenient Lynden Court transport hub connects you effortlessly to Hamilton Central and beyond, making commuting a breeze whether you're heading to work or exploring the wider Waikato region. The property is also close to quality primary schools including Hukanui School and Bankwood School.

The location offers wonderful recreational opportunities with Porritt Stadium on the doorstep & Chartwell Park featuring football fields and walking tracks that connect to neighbouring suburbs.

This property represents an excellent opportunity to secure a quality family home in one of Hamilton's most established and well-connected suburbs. With its combination of practical living spaces, convenient location, and access to Chartwell's exceptional amenities, this home is perfectly positioned for modern family life.

Don't miss your chance to secure this amazing property and be the first owners.

Call Gavin now for your private viewing and to draw up your offer.

LM Realty is here to do business with all agents and their buyers, talk to us for more details.

3 BED | 2 BATH | 2 CAR

PRICE:  
Price by Negotiation

OPEN FOR INSPECTION:  
N/A



**Gavin Hocking**  
**0277555148**  
gavin.hocking@lmrealty.co.nz  
www.lmrealty.co.nz



DRAWINGS ARE APPROXIMATE AND FOR ILLUSTRATION PURPOSES ONLY. WE TAKE NO RESPONSIBILITY FOR OMISSIONS AND ERRORS.  
 ALL DIMENSIONS ARE MEASURED INTERNALLY AND FLOOR AREAS REFLECT THIS. MEASUREMENTS SHOULD BE VERIFIED AND THE BUYER TO COMPLETE THEIR OWN DUE DILIGENCE.



Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

**Gavin Hocking**  
 0277555148  
 gavin.hocking@lmrealty.co.nz  
 www.lmrealty.co.nz

