3/21 COLLEGE PLACE, CHARTWELL, HAMILTON, WAIKATO 3210









FOR SALE

CHRISTCHURCH IS IN SIGHT || MUST BE SOLD ||

Built in 2021 in a sought-after Chartwell location, this stylish home sits on a freehold title with no body corporate. Clean lines, a neutral palette and quality finishes give it a fresh, contemporary feel throughout.

Upstairs are three bedrooms, plus a versatile office that has previously been used as a fourth bedroom. Two fully tiled bathrooms serve this level, including an ensuite to the master and a main bathroom with a bath. Downstairs, a separate guest toilet, laundry and single garage add everyday convenience.

At the heart of the home, the kitchen flows into open-plan living and dining. Those who love to cook will appreciate gas cooking, with gas hot water and a heat pump adding comfort all year round. From here, step out to a private backyard, ideal for summer barbecues, entertaining family and friends, or a safe space for children and pets to play. The low-maintenance design means more time enjoying your home and less time on upkeep.

Location adds even more appeal. Chartwell Shopping Centre is just 5 minutes away and the Hamilton CBD only 9, with Donny Park within walking distance. The home is zoned for Bankwood Primary and Fairfield Intermediate, with Fairfield College and St Paul's Collegiate close by.

Whether you're a first-home buyer, investor, downsizer or young professional, this one ticks the boxes.

The vendors paid $870,000 and are realistic about today's market. They want it sold, so be quick to view.

For an info pack or a private viewing, call Leon 027 389 4714 or Chane 021 204 3133.

LM Realty is happy to work with all agents and their buyers, talk to us for more details.

*Note: Specified floor and land area sizes have been sourced from Property Guru and/or LINZ. We have not independently verified this information and buyers should complete their own due diligence.

4 BED | 2 BATH | 1 CAR

PRICE:
Asking price $759,000

OPEN FOR INSPECTION:
Nov 28 at 12:45pm - 1:15pm
Nov 29 at 1:30pm - 2:00pm



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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.

BLUE EAGLE MEDIA

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.

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