

Chedworth Family Lifestyle

43 Chedworth Avenue
Chedworth



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T&H

 **Lugtons**



About the Property

3 BED | 2 LIVING | 2 BATH | 1 STUDY | 2 CAR

43 Chedworth Avenue Chedworth

Discover the perfect blend of character, comfort, and convenience in this appealing and affordable Tudor-style family home in the heart of Chedworth. This two-storeyed home offers a choice of three spacious bedrooms, office and huge storage spaces.

Situated on an established, private 729sqm north-facing section, the property enjoys all-day sun, creating a warm and inviting atmosphere. The 224sqm floor plan offers plenty of space for the whole family, with two large family rooms and a separate dining area providing ample room for entertaining and everyday living. The modern, upgraded kitchen is stylish and sociable, making meal preparation and entertaining a breeze.

Designed for convenience, the home features three toilets, along with a well-appointed family bathroom and a private ensuite plus walk in wardrobe. Storage is abundant throughout, ensuring a clutter-free living environment. The double internal access garage and large separate laundry add to the home's practicality.

The established section provides a private and secure backyard, ideal for children and outdoor gatherings, with room for a pool. Located in a sought-after neighbourhood, this home is just minutes from Chartwell Shopping Centre and is zoned for the highly regarded Hukanui School, making it an excellent choice for families.

This warm and welcoming home offers space, privacy, and a fantastic location with potential to add further value. After 28 years of family memories, my vendors are ready to move on, so don't miss this opportunity.

























Legal Description

Lot 3	DP 24858
Record of Title:	SA23C/1326
Land Area:	792m ²
HCC Rates:	\$3,829.00
WRC Rates:	\$713.00
Year Built:	1980

Chattels

- Rangehood
- Dishwasher
- Kitchen Waste Disposal
- Light Fittings
- Smoke Detectors x 2
- Heated Towel Rails x 2
- Auto Garage Door x 2
- Garage Door Remotes x 2
- Blinds
- Curtains
- Drapes
- Fixed Floor Coverings
- Clothesline
- Under Bench Oven
- Gas Cooktop
- TV Brackets x 2
- Garden Shed x 2
- Bathroom Mirrors x 2



Local Schools

- Hukanui School
- St Paul's Collegiate
- Fairfield Intermediate
- Fairfield College
- Waikato Diocesan for Girls

Local Conveniences

- Chartwell shopping mall
- Volare cafe
- Wayward Pigeon Restaurant and Bar
- Chedworth Park and Hillary Park
- Main arterial roads

Rental Appraisal

**43 Chedworth Avenue,
Chedworth**

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I have assessed this property on the 7th February 2025 and advise that the expected weekly rental return would be approximately.

\$650 - \$700

Please note this appraisal has been compiled with information sources regarding market rentals at the date of this appraisal. As rental values vary regularly depending on supply and demand, it is important to note that this is our considered opinion only as to the value and not a guarantee of rental income. Please do not hesitate to contact me if you require any further information

Yours faithfully,

Yvette McLean
Property Manager
027 278 8257

**Property
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by  **Lugtons**



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Terry Ryan



Sales Consultant

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"Achieving Supreme Double Diamond has nothing to do with luck, but has everything to do with market knowledge, experience, commitment and a determination to ensure clients achieve the best possible result."

Anyone could simply sell your property, but if you want to ensure you maximise the potential of one of your most significant assets and obtain what it is really worth you need:

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- Hundreds of satisfied clients
- An extensive database of potential buyers
- The backing of a team of dedicated professionals



Heather Whyte



Sales Consultant

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"With a decade of experience in real estate and four years as a Selling Office Manager, Heather has become a trusted figure in the industry. Known for her transparency, commitment, and empathy, she has built a loyal client base through her dedication, expert knowledge, and astute negotiating skills. Her approach to marketing is uniquely effective, drawing on her keen eye for interior design to present properties at their best. Her open communication style and enthusiastic nature create a great synergy with clients, focusing on a seamless process."

My knowledge of the local market, combined with a background in sales, marketing, and business management, allows me to offer a comprehensive view of the buying and selling process. I listen attentively to my clients' needs and work tirelessly to meet their objectives. When you're ready to navigate the real estate market, I'm here to guide you. Let's work together to achieve your real estate goals.



Kirn Parmar

Sales Consultant

027 854 7722 | kirn.parmar@lugtons.co.nz

"Welcome to my world of Real Estate! Driven by a passion for empowering people's lives through property, I'm dedicated to expertly guiding you through Hamilton's dynamic market. Whether you're building a family home or expanding your investment portfolio, I'm committed to making your dreams a reality."

As a proud member of Terry Ryan's esteemed team at Lugtons Real Estate, I thrive on collaboration and synergy. Together, we share unwavering work ethics and values, ensuring you receive exceptional service and support.

Ready to unlock Hamilton's market potential? I'm here to make it happen. Let's embark on this journey together – your success is my top priority.



Brooklyn Hayde

Sales Consultant

021 283 8222 | brooklyn.hayde@lugtons.co.nz

"Proudly born and raised in Hamilton, I carry a good understanding of the city and its vibrant communities. With great people skills and a love for property, my focus is finding what's right for you. Drawing from my background in grocery sales, I have developed an ability to work effectively with buyers, ensuring a seamless and rewarding experience."

With a passion for precision and a commitment to unbiased service, Brooklyn is a dedicated buyer's specialist, striving to make your home buying journey smooth, seamless, and stress-free. Brooklyn understands that purchasing a home is one of life's most significant decisions. She takes the time to listen to your needs, preferences, and concerns, ensuring that every step of the process is tailored to meet your unique requirements.



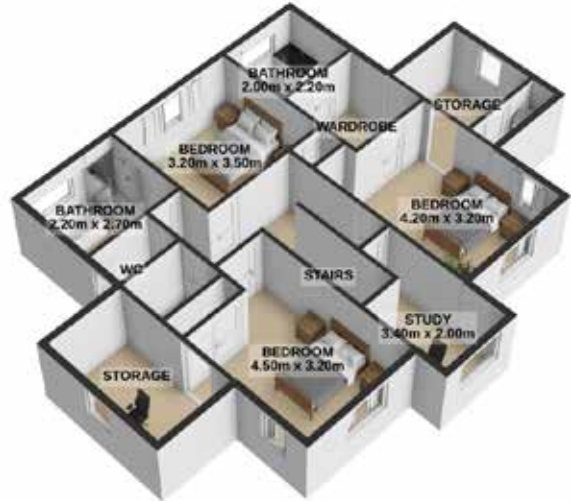
photoplan
COLOUR

43 Chedworth Avenue

Total approx. floor area 224.7sqm
Floor plans have been created for marketing purposes only. Their areas include garages unless stated otherwise. Whilst all care has been taken to ensure information is correct, we do not take responsibility for any inaccuracies. Floor plans cannot be reproduced without the written consent of these Plans.



GROUND FLOOR: APPROX AREA 132.0 SQM



1ST FLOOR: APPROX AREA 92.7 SQM



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