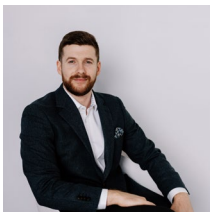


Smart. Solid. Central.

66 Ascot Road
Chartwell



Blake Agnew

Sales Consultant

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Terry Ryan

Sales Consultant

021 909 978

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About the Property —

Positioned in the heart of Chartwell, this sunny and spacious family home offers a wonderful combination of style, comfort, and practicality. Double Glazed throughout, the interior is inviting, and ready for new owners to move in and enjoy. The home features three generously sized double bedrooms, each offering plenty of natural light and storage, and a well-appointed family bathroom that services the household with ease.

The expansive main living area is the heart of the home, providing a warm and welcoming space for family gatherings. Flowing seamlessly from here is the bonus of a substantial sunroom – a versatile area that could be enjoyed as a second living space, playroom, hobby area, or simply a quiet retreat for relaxing with a book. The layout is designed with family life in mind, allowing for both shared spaces and areas to spread out.

The kitchen and dining area connect effortlessly to the outdoors, where a large deck becomes an extension of your living space. Whether hosting summer barbecues, celebrating special occasions, or simply enjoying a quiet evening meal, this elevated entertaining area will quickly become a favourite spot. The 657sqm section offers ample room for children and pets to play freely and safely.

Practicality is well catered for with a separate laundry, ensuring household chores are kept neatly out of sight. Car enthusiasts, hobbyists, or those in need of serious storage will appreciate the oversize double garage, complete with a dedicated workspace and extra storage areas. There's also plenty of off-street parking for multiple vehicles, making this an ideal choice for busy families.

Located in a popular neighbourhood, this property is within sought-after school zones and just a short stroll to Chartwell Shopping Mall, local cafes, and a range of amenities. Public transport options are close by, and the area's parks and recreational spaces make it perfect for an active lifestyle.

Combining modern comfort, generous spaces, and a handy location, 66 Ascot Road is a home that will tick all the boxes for families seeking both lifestyle and convenience. This is a property you will be proud to call your own.





















Additional Information —

Legal Description		Local Schools	Local Conveniences
Legal Lot	2	Woodstock School	Porritt Stadium
Legal DP	DPS 8543	Fairfield Intermediate	Chartwell Shopping Centre
Record of Title	SA7A/362	Fairfield College	Fairfield Park
Land Area	658m²	Waikato Diocesan School for Girls	Greenhill Shops
HCC Rates	\$3779.02	St Paul’s Collegiate	Wayward Pigeon
Year Built	1967	Hukanui School	Rototuna Shopping Amenities
			Easy access to Wairere Drive & Waikato Expressway

Chattels			
Dishwasher	Light Fittings	Water Filter	Bathroom Mirror
Burglar Alarm	Curtains	Clothesline	Auto Garage Diir
Fixed Floor Coverings	Smoke Detectors	Washing Machine Taps	Ventilation System
Blinds	Drapes	Garden Shed	
Bathroom Extractor Fan	Cooktop	Wall Oven	



Rental Appraisal —

66 Ascot Road Chartwell

3 BED | 2 LIVING | 1 BATH | 2 CAR

I have assessed this property on the 5 August 2025 and advise that the expected weekly rental return would be approximately.

\$660–\$690

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
Management**
by  **Lugtons**



Meet Your Sales Consultant —



Blake Agnew

021 195 0238 blake.agnew@lugtons.co.nz

Born and raised in Hamilton, Blake has a deep connection to the city and an extensive network of contacts, making him the ideal agent for buyers and sellers in the area. He is passionate about the property market and with six years of experience in the building industry he has a good understanding of the local market. His first-hand experience of personally building and selling multiple homes, gives him unique insight into the processes and challenges that homeowners and buyers face.

Blake's commitment to achieving outstanding results is driven by his understanding that buying or selling a home is a significant event in people's lives. Blake views it as a privilege to be trusted with such a critical responsibility, and he works diligently/tirelessly to exceed his clients' expectations every step of the way.



Meet Your Sales Consultant —



Terry Ryan

021 909 978 terry.ryan@lugtons.co.nz

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.

In the 16 years Terry has been involved with Lugton's Hamilton's most iconic Real Estate Company, Terry has received numerous awards, including being the No 1 Top Residential Salesperson at Lugton's for the last eight years and ARERA Australasian Real Estate Agent of the year for 2012/2013/2014. These awards reflect the successes of his clients and are a measure of the results they have received. These results come from the personal interest Terry takes in every property he is entrusted with.



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