

Chartwell Sanctuary

245 Bankwood Road
Chartwell



Terry Ryan

Sales Consultant

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About the Property —

245 Bankwood Road presents a truly special property where timeless character meets space, privacy, and modern comfort.

Beautifully relocated and thoughtfully enhanced, this stunning character home sits proudly on a sprawling 6,173sqm section — a rare offering in the heart of Chartwell. From the moment you arrive, you'll appreciate the sense of scale, established gardens, and the charm that sets this home apart.

Step inside and be greeted by a striking feature staircase and the warmth of character detailing that has been carefully retained throughout. Elegant French doors, native timber accents, and generous proportions create an inviting atmosphere, while modern upgrades ensure effortless living.

Designed with families in mind, the home offers four spacious bedrooms plus a dedicated office — ideal for those working from home. Multiple living zones provide flexibility for growing families, with spaces to gather, relax, and entertain.

At the heart of the home, the generous farmhouse-style kitchen is both functional and welcoming — perfectly positioned to connect with the living areas and flow seamlessly through French doors onto private decks. Outdoors, you'll discover an entertainer's paradise, surrounded by beautiful established gardens and expansive grounds that offer endless possibilities.

Comfort is assured year-round with ducted gas heating, while practicality is covered with double garaging, a large storeroom, and ample off-street parking.

Zoned for sought-after Hukanui School and just a short stroll to Chartwell Shopping Centre, the local library, and medical facilities, this location offers convenience without compromising on space or privacy.

Opportunities like this are incredibly rare — a character home of this scale, on over 6,000sqm, right in the heart of Chartwell.

This is more than a home — it's a lifestyle where memories are made.

















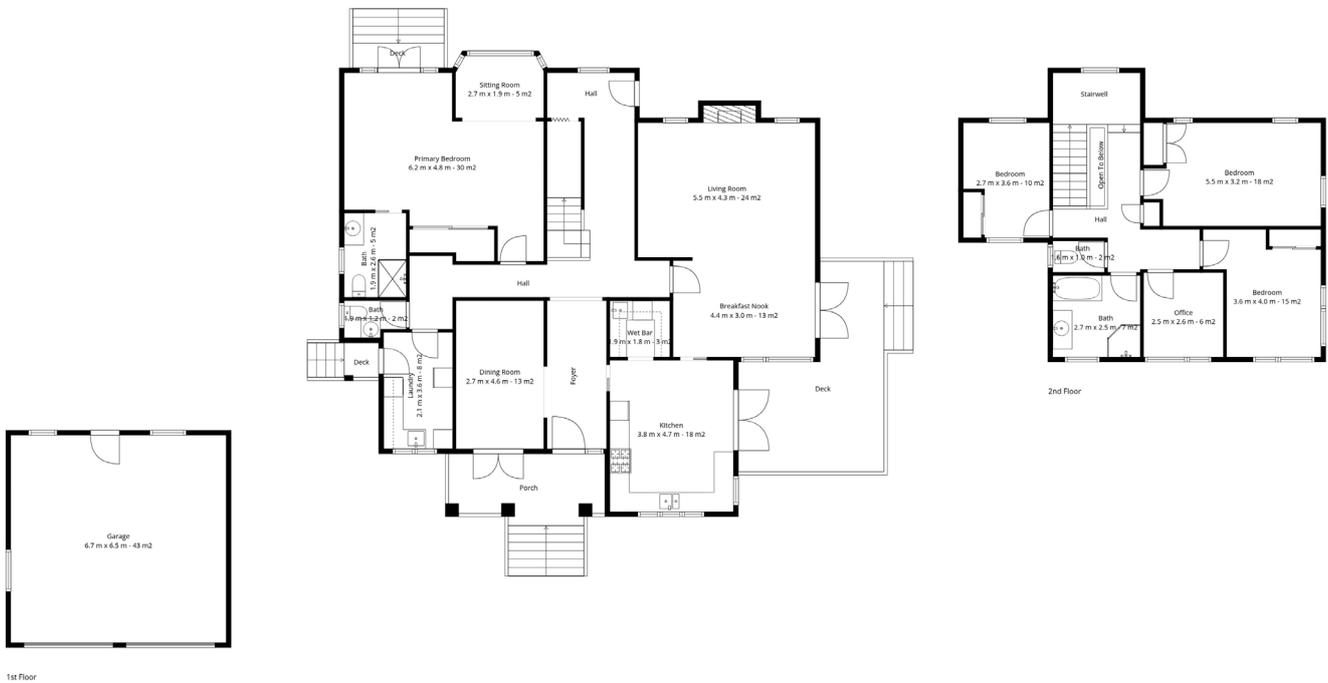






245 Bankwood Road

Total Floor Area: 244 sq.m APPROX.



1st Floor

2nd Floor



This floor plan has been created by inHouse and are intended solely for marketing purposes. The plans are not scale drawings, however, we've made every effort to ensure the accuracy of the information, but we cannot be held liable for any potential inaccuracies. We kindly request that you refrain from reproducing or distributing the floor plans without obtaining consent from inHouse.

Additional Information —

Legal Description

Legal Lot	Lot 95-96 and Part Lot 94
Legal DP	DPS 10511
Record of Title	SA42D/514
Land Area	6174m ²
HCC Rates	\$6429.98
WRC Rates	\$1014.15
Year Built	1930

Local Schools

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

Local Conveniences

Chartwell Shopping Mall
 Lyndon Court Shopping Amenities
 Chartwell Park
 Rototuna Shops & Amenities
 Waikato river walks & trails
 Main arterial routes

Chattels

Fixed Floor Coverings	Curtains	Clothesline	Bathroom Mirrors x 2
Waste Disposal	Smoke Detectors	Ranghood	Auto Garage Door
Heated Towel Rails x 2	Garage Door Remotes x 2	Bosch Dishwasher	Bosch Underbench Ovens x 2
Blinds	Drapes	Washing Machine Taps	Bathroom Extractor Fans x 2
Light Fittings	5 Burner Gas Cooktop	Garden Shed	



Rental Appraisal —

245 Bankwood Road Chartwell

4 BED + OFFICE | 2 LIVING | 2 BATH | 2 CAR

I have assessed this property on the 26 February 2026 and advise that the expected weekly rental return would be approximately.

\$750–\$780

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

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Management**
by  **Lugtons**

The power of teamwork, the promise of results.

Two agents, one mission: to exceed your expectations in selling or buying property, we go the extra mile, earning your trust time and again.



Terry Ryan | 021 909 978
Heather Whyte | 027 239 2751
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Meet The Team —



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.



Heather Whyte

027 239 2751 heather.whyte@lugtons.co.nz

Award winning agent Heather has a passion for matching people with property they fall in love with. "I take the time to really listen and understand your wish-list so we can find your perfect home". This genuine enthusiasm, combined with her excellent sales and management background, has seen Heather rocket to Double Diamond achiever and Sales Manager in just a few short years.

Heather doesn't stop at simply listing your property. She offers excellent advice around the presentation of your home and has a solid network of contractors to ensure you are working together to achieve the best possible price. Her experienced eye for renovation also helps people to imagine a property's potential when on the home hunt.



Brooklyn Hayde

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

Brooklyn is driven by a passion for precision and a steadfast commitment to unbiased service. She understands that purchasing a home is a monumental decision, and she approaches each transaction with the dedication it deserves. Listening attentively to her clients' needs, preferences, and concerns, she ensures that every step of the process is meticulously tailored to meet their unique requirements.



Emma Bland

022 161 8657 admin.terryryan@lugtons.co.nz

Emma brings over eight years of experience in the real estate industry, both as a salesperson and an assistant. She is a licensed real estate agent and holds a bachelor's degree in Communications with a focus in Public Relations.

Emma acts as the central hub for communication, scheduling, and client support, allowing our agents to focus on what they do best: helping clients buy and sell homes. With a passion for organisation and a sharp eye for detail, Emma ensures that every transaction moves forward seamlessly - from listing paperwork to closing day. She believes that open communication and a positive environment are key to success, often going the extra mile to ensure everyone stays informed and engaged.

After a short break away, we have embraced the return of Emma back to our team. Known for her bubbly personality, strong work ethic, and outstanding organisational skills, Emma is a valuable asset to Team Terry and Heather.



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