

Love At First Sight

65 Trewern Avenue
Chartwell



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About the Property —

Welcome to 65 Trewern Avenue, Chartwell, a home that truly ticks all the boxes.

With excellent road appeal, this near-new property combines modern style, space, and affordability in one appealing package. Sun-filled throughout, the home offers open plan living with superb indoor/outdoor flow, making everyday life and entertaining effortless. Living areas open out to a sunny, private oasis perfect for hosting family and friends.

At the heart of the home is a stylish kitchen, complete with quality appliances and a huge walk-in pantry – the perfect setup for those who love to cook and entertain.

Accommodation is generous with three double bedrooms, while comfort is assured year-round with a heat pump plus a feature gas fireplace adding both warmth and ambience.

Set on a beautifully landscaped 415sqm corner section, the property is designed for easy living, with a double garage and extra parking for cars, trailers, or motorhomes.

The location is a real winner – you'll love being so close to local parks, cafes, and shops, with everything you need just minutes away.

Whether you're starting out, downsizing, or simply looking for a quality home in a sought-after Chartwell location, 65 Trewern Avenue is one you won't want to miss.

















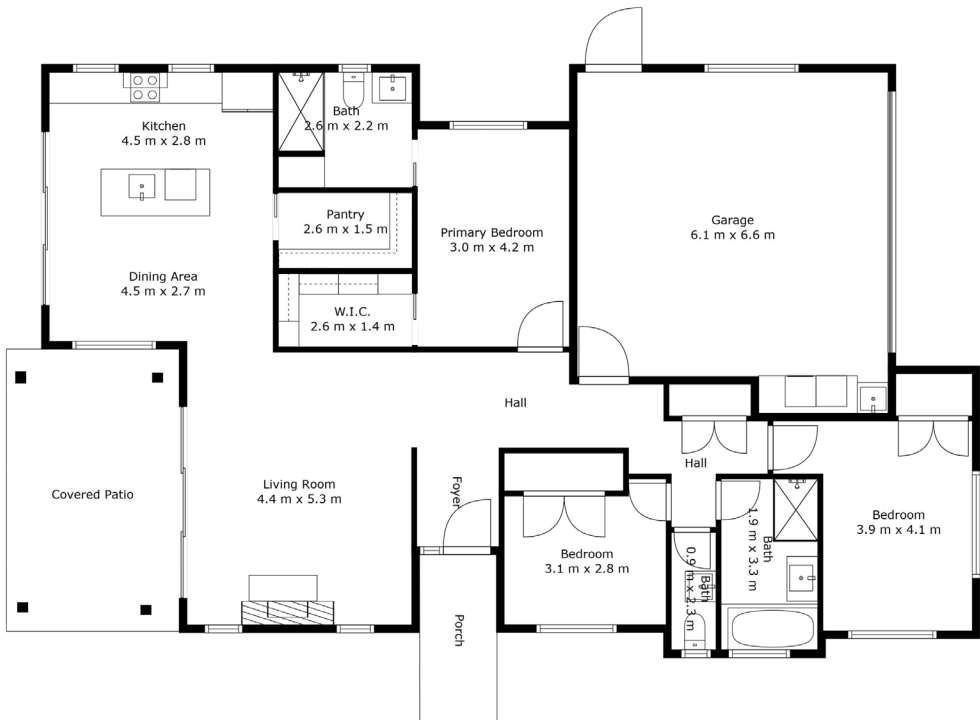






65 Trewern Avenue

Total Floor Area: 170 sq.m APPROX.



inHouse

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		Local Schools	Local Conveniences
Legal Lot	272	St Paul’s Collegiate	Volare Cafe
Legal DP	DP 543207	Fairfield Intermediate	The Wayward Pigeon
Record of Title	917359	Fairfield Primary School	Parkwood Village Amenities
Land Area	415m²	Fairfield College	Chartwell Mall
HCC Rates	\$4851.54	Southwell School	Wairere Drive
WRC Rates	\$769.43		Waikato Expressway
Year Built	2020		

Chattels			
Dishwasher	Blinds	Auto Garage Door	Washing Machine Taps
Fixed Floor Coverings	Light Fittings	Garage Door Remotes x 3	Bathroom Mirrors x 3
Rangehood	Heat Pump	Drapes	Underbench Oven
Waste Disposal	Curtains	Induction Cooktop	Bathroom Extractor Fans x 2
Heated Towel Rails x 2	Smoke Detectors x 2	Clothesline	



Rental Appraisal —

65 Trewern Avenue Chartwell

3 BED | 1 LIVING | 2 BATH | 2 CAR

I have assessed this property on the 10 September 2025 and advise that the expected weekly rental return would be approximately.

\$700—\$730

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.



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Heather Whyte | 027 239 2751

terryryan.co.nz





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.



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.



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.



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