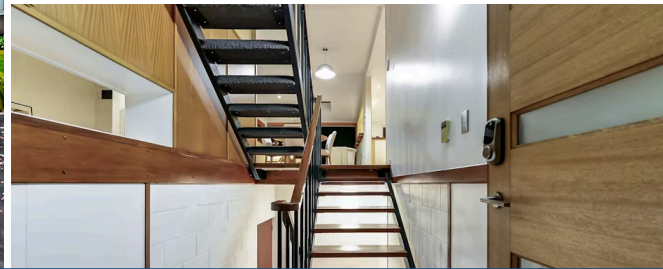




Sold



📍 35 Ann Street, Beerescourt

This powerfully alluring 1970's Architecturally designed home is scaled to sit within a beautiful 804sqm section overlooking the Waikato River and adjacent to the Matakanohi reserve and river walks. Positioned at the upper end of the cul-de-sac streetscape, and the river outlook lends a wonderful sense of peace, calm and refuge. The double-glazed downstairs apartment caters to a variety of different options; in-law suite, bed and breakfast, AirBnB or work from home by offering independence and privacy via a well-appointed full kitchen, open plan living, bedroom, fully tiled bathroom, laundry facilities, heat pump and gas heating when needed. Two spacious floors above provide volumes of room to enable a family to enjoy their activities. The first floor features a well-coordinated Ikea galley style kitchen that impresses with its looks and appointments. Entertain in the large dining room or retire to the lounge and soak up the view and cool vibe. Peel back the sliding doors and relax and entertain on the picturesque decks front and back. Two double bedrooms on this level frame stunning vistas. Both share a deck for instant outdoor fare, and a full bathroom. There's a powder room for guests and a fantastic family laundry. Additional spaces lend to music / arts or creative pursuits. The top storey reveals two further bedrooms, including a master retreat along with a deck, and an amazing office space, both of which have jaw-dropping river views. Other perks include copious storage, an internally accessed double garage, a separate workshop and off-street parking. Appointments and creature comforts promise everyday luxury, Grohe tapware, Villeroy & Boch bathroom products are simply too numerous to mention. Reflecting an innate ability for liveability and convenience, this well-maintained oasis lies in one of Hamilton's finest streets.

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Land area	804 m <sup>2</sup>
Floor size	322 m <sup>2</sup>
Rateable value	\$1,685,000
Rates	\$6,778.00



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