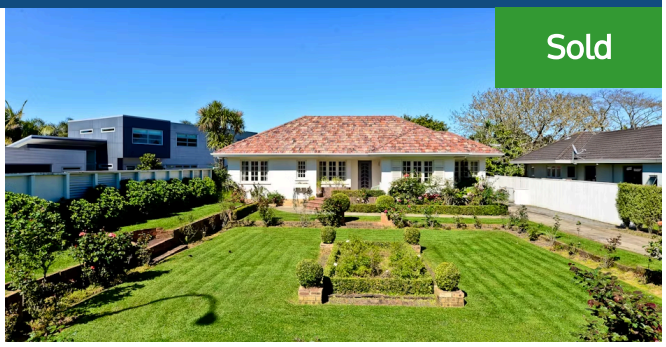
Lugtons

Your home is worth more with Lugton's





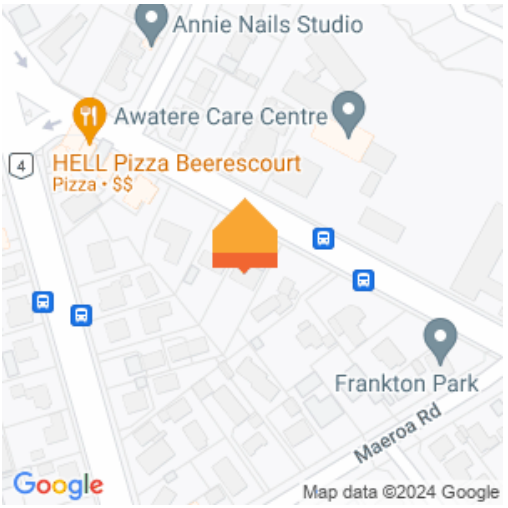


1347 Victoria Street, Beerescourt

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Only once in a lifetime does such a special property come to the market with so much potential. After 54 years in the one family, the deceased estate offers this incredible opportunity to develop this unique 1338sqm section in park-like surroundings. Situated in the sought after central hub of Beerescourt enjoying all the benefits the city has to offer. Only a stroll away to river walks and cycle ways and within an easy walk to both CBD and Waikato Stadium. An original solid stucco home with great road appeal full of character and potential. Ornate plaster ceilings and native timber feature throughout this well built family home. Three double bedrooms plus sunroom/office and two living areas to choose from. So many options here to land-bank, sub-divide or renovate at your leisure. Don't miss this opportunity as they don't come along very often.

Land area	1338 m²
Rateable value	$515,000
Rates	$3,404.45





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