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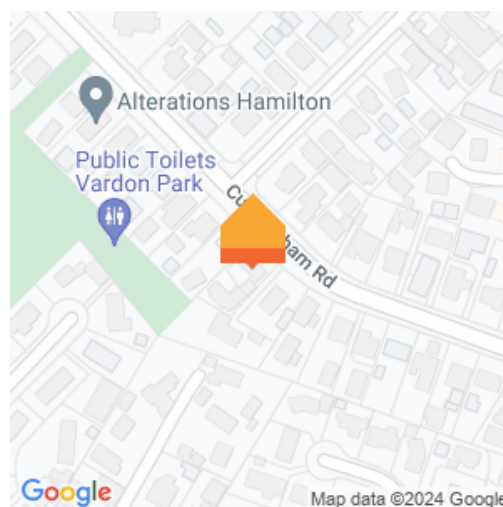


21 Cunningham Road, Beerscourt



Brim-full of character, this super cute weatherboard home tugs at the heart strings. On a tidy, manageable 461sqm section in the heart of Beerscourt, it has enormous first home appeal. There is good synergy between indoor and outdoor spaces, and plenty of modern comforts to keep a family snug. New carpet was laid around one and half years ago, and insulation has been fitted top and bottom, and in some walls. The home is on gas infinity hot water and has a woodburner and a heat transfer kit to keep the bedrooms warm. The light-filled lounge has a bright, friendly ambience and proportions suited to effortless family living. French doors open onto a deck for sunny relaxation and watching the kids play in the yard. Loads of glazing bring copious natural light into the open plan kitchen and dining room. Native timber floors enrich the aesthetics and French doors spill out to a porch. Appliances are readily at hand in the functional, galley-style kitchen which has good airflow. A young family will welcome having three bedrooms, the largest of which has a great double wardrobe. A visually appealing tiled floor and walls in the bathroom have practical and aesthetic qualities. Double garaging and off-street parking take care of vehicles. The child-friendly section is gated and fenced, has a large garden shed, a playhouse and lovely front lawn. Neighbourhood shops, park, and school speak of family convenience. Beerscourt is sought for its centrality and close ties to the river, the CBD and Te Rapa Straight. Call Melissa Wilton for further information or to view on 021 157 3459. Property Files Link: <https://www.propertyfiles.co.nz/property/790330004>

Land area	461 m <sup>2</sup>
Floor size	94 m <sup>2</sup>
Rateable value	\$720,000
Rates	\$3,063.00



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