



Sold



## 25 Awatere Avenue, Beerscourt

Quality is the absolute cornerstone of this Beerscourt sanctuary poised atop Awatere Avenue overlooking Waikato River and the east bank. A cut above on so many levels, including space, indoor-outdoor living and location, the property delivers an extraordinary lifestyle close to the CBD. Stylishly refurbished by the owners of 22 years, this premier offering is tailored for family relaxation and effortless entertaining. It serves up a hearty helping of living areas, a huge rumpus room and an outdoor retreat featuring an automated Louvretech patio, a built-in gas fire and a glistening in-ground pool. A major emphasis is placed on comfort and utility. Presentation is impeccable. Spreading itself liberally over two levels, the well-built brick and weatherboard home gives a nod to Art Deco ambience while retaining its 1950's integrity and delivering a modern aesthetic. The rumpus, laundry, third toilet, storage areas and a double internal access garage occupy the ground floor. Upstairs reveals a series of living areas and four bedrooms, including a luxurious master suite. The home's layout cohesively links the open plan kitchen/living zone, separate dining room and formal lounge while the intimate relationship between indoors and out encourages life on the portico overlooking the pool. Gas heaters, a heat pump and an insulated first storey maintain an ambient environment. Bathrooms are chic pristine spaces enhanced by under-tile heating. Trim-kept landscaping surrounds the elevated home which commands 1154sqm of mostly useable land in a tightly-held boutique residential niche coveted for its privacy, river views and lifestyle convenience.



Land area	1154 m <sup>2</sup>
Rateable value	\$1,300,000
Rates	\$5,034.64



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