



1A Alanbrooke Place, Beerscourt



The overwhelming advantage of this tidy, fully fenced property is lock-up-and-leave convenience. Security and peace of mind are excellent and there is no big lawn to worry about. The property is perfect for homeowners who lead active lifestyles or simply want a warm nest where they can wind down, take life easy and enjoy the local amenities. Walkability is a big bonus. Laundrette, doctor and superette are strolling distance, Vardon School is handy, and Saint Andrews shops and Te Rapa businesses are close. Low maintenance is a huge perk. Brick and aluminium joinery engender minimal care and the grounds are manageable. This 3 bedroom Homes' household responsibilities are kept to a minimum and quality of life is easily attainable. Off-street parking beside the internally accessed single garage is ideal for an extra vehicle, trailer or small motorhome. The carefully lived in home contains two double bedrooms, with double wardrobes, and a single, with a single bed that sits in a movable bookcase. It can be folded down and moved around for a guest bed, and also allows the room to be used as an office. A shower and spa bath feature in the bathroom. The toilet is separate and there is a designated laundry area. Living takes on a relaxed mood, with the open plan dining/lounge zone spilling onto an inviting patio, which is sunny and private. The home is fitted with 2 x screen doors and has gas cooking and gas infinity hot water. My vendor is relocating to the Hawke's Bay to live closer to family and would love to see a sold sign on her property.

Rateable value 820000
Rates \$3,232.98



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