

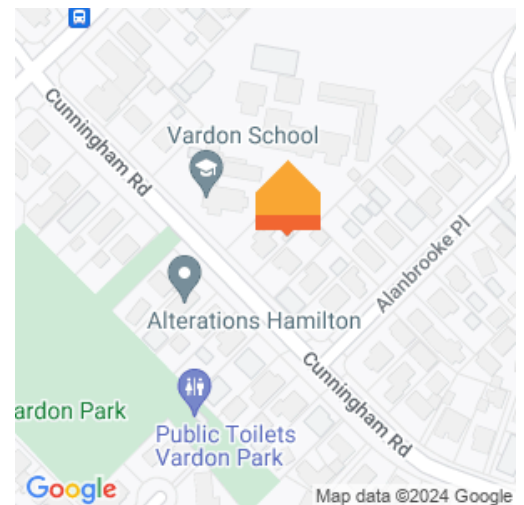


34A Cunningham Road, Beerescourt

3 bedrooms, 1 carport, 1 bathroom

Astute buyers will be quick to see what a brilliant entry-level opportunity this property represents. In the heart of Beerescourt, the address alone will pique interest. Backing onto Vardon School, the home can rightly claim to be in a great spot for primary-aged children. It sits on a fully fenced and gated section for peace of mind living and has a strong indoor-outdoor aspect. The partially covered deck off the lounge becomes an extra room over summer, drawing everyone outside for meals, relaxation and entertaining. Indoors, the socially adept open plan environment is a well-balanced space designed for family life. Its sarked high-stud ceiling promotes a feeling of space and creates a bright airy ambience. Top and bottom insulation, a heatpump and wall heater keep this three bedroom home snug and warm. There is good synergy between home and section, which is tidily landscaped and has plenty of lawn area for children and play equipment. A carport and garden shed round off the property. Access to Vardon Park is over the road and Te Rapa Straight is moments away for commuters. Beerescourt is sought for its central location, river aspect and established neighbourhoods. For further information or to view please call Melissa Wilton on 021 157 3459.

Floor size	87 m ²
Rateable value	\$420,000
Rates	\$2,382.00



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