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Sold



# 8 Garrick Place, Beerescourt

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Born in the sixties, this family brick home has had just two careful owners and comes to market in pristine condition. In its heyday the Garrick Place cul-de-sac was full of spec homes and number 8 took pole position as the builder's own. While its integrity is still very much in tact, the home has moved with the times. It is insulated top and bottom, has fibre broadband, LED lights throughout, HRV, solar for general power, and a heat pump. A logburner in the lounge boosts heat levels over winter and creates a cosy family atmosphere. Kitchen and dining come together in a large unified space. A big pantry and good storage enhance the kitchen's functionality. French doors have been added to improve links with the entertainment deck and promote an indoor-outdoor living experience. Big picture windows flood the living area with light, frame restful garden views and glimpses of Vardon Park. There is a separate laundry, oodles of storage throughout and a rich presence of rimu. A single garage with an original workshop, plus a carport, double detached garage and off-street parking take care of vehicles. The home sits on a fully fenced 771m2 section with flat lawn and tidy landscaping. The family-friendly neighbourhood is moments from the park for recreation and super-close to Te Rapa Road for easy commuting. Beerescourt is well served by schools, public transport and shops. The leafy suburb lies near the CBD and is bordered by the Waikato River. For further information or to view, please call or text Melissa Wilton - 021 157 3459.

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| **Land area** | 771 m² |
| **Floor size** | 186 m² |
| **Rateable value** | $410,000 |
| **Rates** | $2,920.00 |







Melissa Wilton

07 853 0013

021 157 3459

melissa.wilton@lugtons.co.nz