



1 Kotahi Avenue, Beerscourt

From its privileged Beerscourt address on 1103 m2 land area, your private stately home enjoys an elevated leafy outlook bordering the Waikato River. Born in the 1940s and altered and extended in more recent times by the current owners of 25 years, your bungalow spoils you with space, large established gardens and a central location. Accessibility is made easy with two entrances, including one off Cardrona Road. Full of romantic character, your home mingles period charm with modern updates, while offering further scope to upgrade and add value. Bedrooms and bathrooms spread upstairs and down in a versatile layout open to the possibility of an office downstairs and a big playroom upstairs. Your American oak kitchen has a casual dining area in addition to a formal dining zone, elegant lounge and heat pump. The kitchen features in-built three-in-one wall ovens, a gas hob, display lights and ingenious storage, including a file drawer. Right down to the over-sized double internal auto garage, plentiful storage is evident throughout. Interiors sit under high stud ceilings and open to charming covered porches where you can while away your time enjoying the outlook. Your home is enveloped by nature in all its colourful splendour. Offering you the hallmark of character and originality in an exclusive, almost hidden central city lane, your beautifully crafted home is close the CBD, river and transport. The area is replete with private and public schools. Access to front entrance 19 Cardrona Road



Land area	1103 m ²
Floor size	301 m ²
Rates	\$4,702.18



Wei Sen Chow

 07 838 3800
 027 455 4477
 weisen.chow@lugtons.co.nz
 <https://www.weisenchow.co.nz/>