



11 Cunningham Road, Beerescourt

A central Beerescourt location and easy liveability makes this home a great choice for a family, a couple or investors. Its tidy 400sqm section reduces maintenance work leaving occupants with more time to relax and enjoy the indoor-outdoor environment. Some modernization has occurred in the life of this 1950s Huntly brick home, made comfortable via ceiling and underfloor insulation, a heat pump and natural warmth generated by an abundance of glazing. The roof is newly painted. Kitchen and bathroom spaces have been revitalized, and an emphasis has been placed on social living. The light-filled open-plan domain has french doors connecting to two decks, making it easy to catch a sunny spot throughout the day. The doors invite a gentle breeze indoors and can be thrown open for parties and entertaining. Bedrooms are double sized, and the master has twin wardrobes. There is a separate laundry, a shower and free-standing tub in the bathroom, and good off-street parking. Vardon Park and Vardon School are footsteps away, and Te Rapa Straight is ultra-handly for effortless commuting and accessing local businesses. To download the property files please copy and paste the below link into your browser:

<https://www.propertyfiles.co.nz/property/600490001>



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Sold



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Land area	400 m ²
Floor size	101 m ²
Rates	\$2,773.00

