



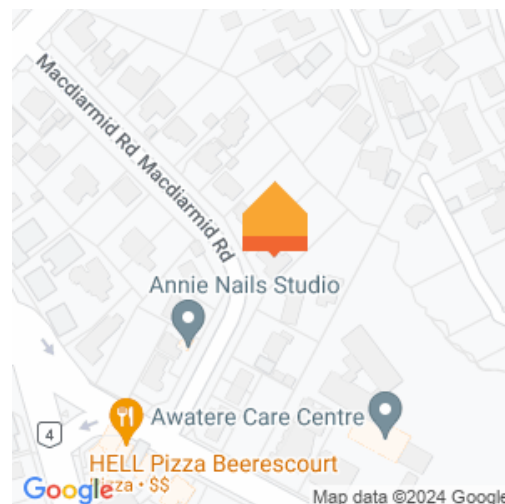
8 Macdiarmid Road, Beerscourt



Arranged over a single level, this Beerscourt residence is a fab family home and a brilliant business base - and it's easy to see why. It has separate client parking, rooms at the front of the home, and a central location off Victoria Street. The CBD and main arterials are oh-so handy. The office could easily revert to a bedroom, as it was originally, and be repurposed as a master with an ensuite. All bedrooms have ample wardrobing, and access to two separate toilets, and a big bathroom with a tiled walk-in shower. The newly updated kitchen boasts streamlined cabinetry, a gas top oven and serving windows that open out the rear deck. Dining and lounge are a warm, convivial combination and the sunroom is the go-to spot for quiet relaxation. It opens onto the large, private deck overlooking the backyard and gully. There is a separate laundry, heat pumps and brand-new carpet. The huge garage comfortably accommodates four vehicles and workshop space, so is ideal for car enthusiasts and hobbyists. Lawn meets gully out back and the whole section embraces 1441sqm. While homely and very liveable, scope exists for further updates. Ever-popular, Beerscourt is sought for its leafy ambience, river aspect, and proximity to shops, commerce, and transport networks. To download the property files please copy and paste the below link into your browser:

<https://www.propertyfiles.co.nz/property/8MacdiarmidRoad>

Land area	1442 m ²
Floor size	221 m ²
Rateable value	\$1,225,000
Rates	\$4,166.00



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