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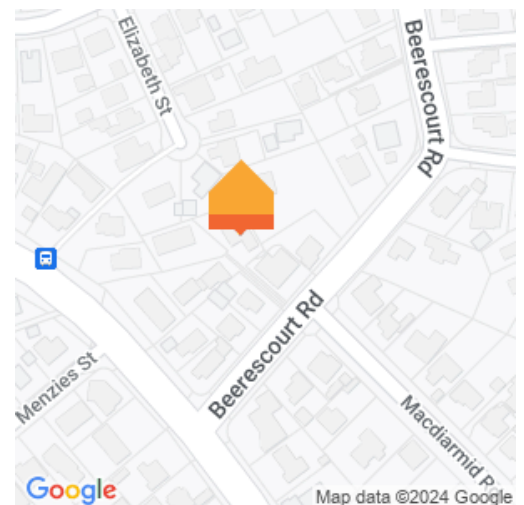


## 13 Beerscourt Road, Beerscourt



Impressively well-proportioned and light filled throughout, this four-level residence provides an idyllic family sanctuary of space, style and quality. Showcasing a stylish display and outstanding presentation with impeccable appointments throughout, ideally configured to meet the needs of growing families with a versatile layout. Promising a comfortable and ultra-private haven that's easily accessible to the CBD and Te Rapa. Upon entry is the 1st bedroom which could also be utilised as a 2nd living area, rumpus room or teenager's retreat. Follow the stairs through to the formal lounge boasting high stud ceilings, balcony, pellet fireplace and contemporary fixtures and fittings. Gourmet kitchen for the chef of the family with high quality appliances, adjacent dining area flows effortlessly to the outdoor entertainment area surrounded by a private leafy setting creating a sense of complete seclusion. Four additional bedrooms all double in size with wardrobes, the master suite is set privately on the top level with an ensuite, walk in wardrobe and a balcony. Immaculate family bathroom plus there is a powder room for added convenience. Extra features to this exceptional home include the oversized double garage with workshop space, ducted heating/cooling and great storage throughout. Positioned in an ultra-convenient location with easy access to the CBD, Te Rapa and local amenities.

Land area	763 m <sup>2</sup>
Floor size	280 m <sup>2</sup>
Rateable value	\$900,000
Rates	\$4,326.00



Jamie Barakat

☎ 07 853 0013

📞 0274 285 426

✉ jamie.barakat@lugtons.co.nz