



📍 43 Cunningham Road, Beerscourt

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Many special memories have been created in this sunny 3-bedroom haven, but the time has come for our vendors to start their next adventure and reluctantly farewell their beloved family home. Beerscourt is renowned for its welcoming community vibe, and with the local primary school on your front doorstep and Vardon Park bordering your backyard, a friendly face will never be far away. Beautifully renovated only 4 years ago, this 138 sqm brick house on a fully fenced 766 sqm site boasts a modern kitchen, bathroom and laundry, Rimu flooring, separate living zones, generous sized bedrooms, and a converted spacious work from home/exercise retreat. Ensuring a warm, healthy environment was also at the forefront of mind during the transformation with the introduction of double glazing, insulation throughout including the external walls, DVS home ventilation and multiple heat pumps. If you are ready to start your new chapter in an amazing family friendly location within close proximity to the Hamilton CBD, The Base Shopping Centre, Te Awa River Trail which spans 65km along the Mighty Waikato River and Aquatic Paradise "Waterworld"

contact Kerry for further information or to arrange a private viewing. To download the property files please copy and paste the below link into your browser:

<https://www.propertyfiles.co.nz/property/731150003>

Land area	766 m ²
Floor size	160 m ²
Rates	\$3,765.00



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