



1A Vercoe Road, Beerescourt



Climb aboard the property ladder. Here's your opportunity to secure your perfect start in a much sought after location. This 3 bedroom home awaits its new owner. A functional floor plan that makes the most of the living spaces, high wooden ceiling stud, creates a sense of space. A heat pump delivers year round comfort, and insulation boost the levels. French doors open to a sunny deck, fully fenced private backyard. New modern kitchen is well equipped for hosting duties. The spacious, fully appointed bathroom services three bedrooms. A single garage, with remote control complete this package. The location speaks for itself. Hamilton Central City, The Base, cafes, River walks, Saint Andrews golf course, just to name a few. Did I mention schools? Vardon School, St Peters Channel both are in walking distance, and a bus stop right on your front door step. Families, first home buyers, and investors, this one you wont want to miss!

Rateable value	780000
Rates	\$3,112.37



So don't delay, call Deb today to arrange a private viewing - 0275620010

Download and view the Property Files at: <https://www.propertyfiles.co.nz/property/694010004>