



Sold

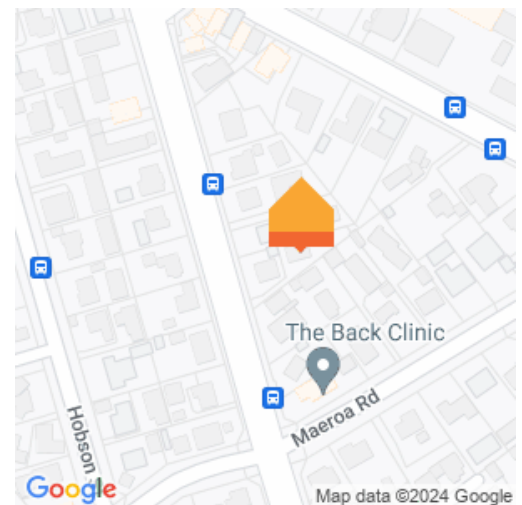


📍 434A Ulster Street, Beerscourt

3 bedrooms, 1 bathroom, 1 car, 1 boat

Proudly presented to you by Nick Earney - Lugtons Real Estate. Nestled away from the roadside, down its own private driveway this home offers buyers the ultimate start - all the benefits of the location without any of the fuss. Before you enter the home you'll notice the generous section space. Just perfect for the kids, the dogs, the tools or toys, not to mention raised decking to watch over it all. An outdoor entertaining area follows which puts the option of the perfect Sunday Summer barbeque in your grasp. Heading inside, the modernized kitchen area and open living will be waiting to greet you. The living room is spacious and will certainly be enjoyed as the hub of the home for families or flatmates. The main hallway connects the 3 bedrooms and bathroom to the open living areas. There's even a separate laundry to top it all off. The overall condition and presentation level of the home will impress. This property is zoned for Forest Lake School and Maeroa Intermediate. It's close to bus routes and moments away from the Beerscourt Shopping Centre, Waterworld Swimming Centre, the Waikato River Walking Tracks and is a short and easy commute into the Hamilton CBD. Don't wait, this is your opportunity to secure the Ultimate Start on Ulster!

Land area	645 m <sup>2</sup>
Rateable value	\$740,000
Rates	\$2,991.24



Property files are available here: <https://www.propertyfiles.co.nz/property/690770003>



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