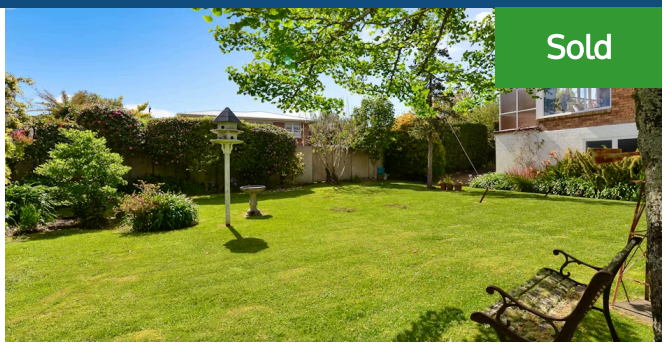
Lugtons

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59 Vercoe Road, Beerescourt

In one careful ownership since its construction in the 1960s, this Huntly brick home is brought to market for the first time. The treasured family residence is very tidy and highly liveable, but is largely original. Modernisation would take the home to next-level living and add value in a key location. First-home buyers can't go wrong here. The separation of active and quiet areas offers an ideal format for family living, enhanced by an elevated lounge that opens to a sun-kissed balcony and views. Bedrooms are spacious doubles, the laundry is separate, and heating and hot water are on gas. The home sits on a basement garage adjoined by a handy utility room. Kids have an 854sqm fenced and gated section to scamper around in. There's plenty of room to kick balls and space for a trampoline. The central Beerescourt location has huge appeal and lifestyle benefits provided by proximity to parks, river, transport and CBD. Family-friendly Vercoe Road has its own shops and is walking distance to Vardon School.

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Land area	854 m²
Floor size	160 m²
Rateable value	$580,000
Rates	$3,100.89





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