



Sold



110 Beerescourt Road, Beerescourt

3 bedrooms 1 car 2 bathrooms

Centrally located and not far from the city's heart, this sunny 3-bedroom home is a fantastic opportunity for first home buyers, young families, or investment property seekers. Enjoy all the benefits of central living. Stroll to local parks, cafes, and bars in either direction or take a walk along scenic river paths to the stadium or, of course, Hamilton's city centre. Restored and updated for modern living, this 1960's bungalow is warm and inviting. Polished wood floors, hardwearing tiles and new carpet enhance the relaxed feeling throughout. Light floods the new open-plan kitchen/dining/family area. The contemporary kitchen makes entertaining easy with its fine-tuned layout and cohesive finishes. Throw open the French doors and let the party spill out to the large, covered deck overlooking the private, fenced, and well-maintained garden. Light up the BBQ, turn on the pretty festoon lights and set the mood for those chilled out, long summer evenings ahead. Down the hall are 3 restful bedrooms and two charming bathrooms. The master includes a modern ensuite. The family bathroom is elegant and soft with, freestanding bath, pressed tin feature wall and translucent glass blocks. A beautiful choice of materials for you to enjoy and ready for your personal touch. Step down to the double garage and separate, bright laundry zone boasting internal and external access. In addition, there are multiple car parking spaces on the forecourt and full fencing for extra security. This beautifully presented home is well considered with a collective vision of convenience, easy care and 'homely happiness with an edge'. Property's like this are sought after so don't wait call Deb today to arrange a private viewing or pop into one of my open homes. To download the property files, please copy and paste the following link into your browser:

<https://www.propertyfiles.co>

Land area	616 m ²
Rateable value	\$630,000
Rates	\$3,539.12

