



📍 22 Charles Crescent, Beerescourt

3 Bedrooms 2 Bathrooms 2 Car Spaces

Here's your opportunity to get fantastic family living in a super convenient location, close to the CBD. Situated in a quiet street is this spacious 3 bedroom Brick Family home offering a multitude of options. Originally a Timeless 1950's Brick and Tile home which over the years has benefited from many updates including Aluminium Joinery, Insulation Top and Bottom and a Heatpump and Internal ventilation system for comfortable year-round living. 2 bathrooms (Incl Ensuite) plus spacious living area's inclusive of a Large lounge and separate Dining room which opens onto the expansive deck and fully fenced back yard, ideal for entertaining friends and family, or the perfect spot to park up and watch the kids at play. The well-appointed kitchen will be the chefs delight with all you'd expect including Dishwasher, Rangehood, Gas Cooking and Infinity Hot Water system, ensuring life's a breeze. It also commands an excellent view of the back yard so you can keep an eye on the family. There's a generous utility room, perfect for a home office, plus a sizeable Conservatory at the front of the property, which has great views of Pirongia and the perfect place to enjoy the sunsets year round. The real bonus is the near new (Consented 2012) 2 x room purpose-built Studio. Originally designed as a recording studio, it features Double Glazing, Full insulation and soundproofing, offering a huge range of opportunities for extra accommodation, Teenage space, Man/Woman Cave, home office or hobbies room. What could you use it for?

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| Land area | 814 m ² |
| Floor size | 140 m ² |
| Rateable value | \$680,000 |
| Rates | \$3,486.00 |

Our vendors are definitely on the move and have indicated that a settlement prior to Christmas would be preferred. So what are you waiting for?

This is a fantastic well-presented property in a great location. Don't delay. Contact me today for more information, or to arrange your personal Tour.

