

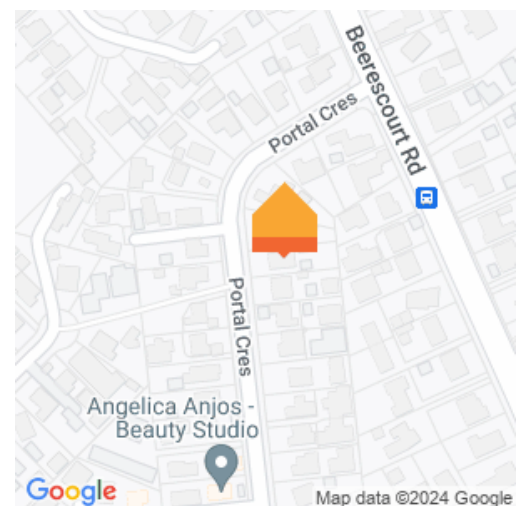


## 22 Portal Crescent, Beerescourt

A great prospect for a family, this home sits on an awesome 766sqm section in popular Beerescourt, just minutes north of the CBD. The property has something for everyone. Alfresco life is effortless and relaxing thanks to the way the dining area flows straight onto the covered rear deck. The large courtyard has open and covered areas to optimise outdoor activities, making it easy to throw big parties and have the crowd over for Christmas. Kids have a big, secure backyard to run about in, play games, have fun, and build self-confidence. A versatile outside room, consented as a garage/workshop/relocated carport (no Code Compliance Certificate issued), is ideal for a work-from-home business or office suite, and is designed to meet diverse needs. Built in the 1950s, the home encompasses three good-sized bedrooms and a family bathroom. The living/dining area, and well-equipped kitchen are bright, airy spaces with a warm, friendly ambience and polished timber floors. The rest of the home was carpeted around two years ago. There are two heat pumps, and the house roof was replaced approximately 10 years ago. The section is fenced, has plenty of off-street parking and a garage. There's no going past the handy location. Vardon School is a short walk and local shops are nearby. Beerescourt has a leafy aspect, links to the river cycle/walkway, and to Te Rapa Straight. Retail, commerce, cafes, and recreational facilities, including Waterworld, are all within easy reach. To download the property files please copy & paste the below link into your browser: <https://www.propertyfiles.co.nz/748990004>

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Land area	766 m <sup>2</sup>
Floor size	154 m <sup>2</sup>
Rateable value	\$800,000
Rates	\$3,321.00



Call Melissa Wilton for further information or to view on 021 157 3459.



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