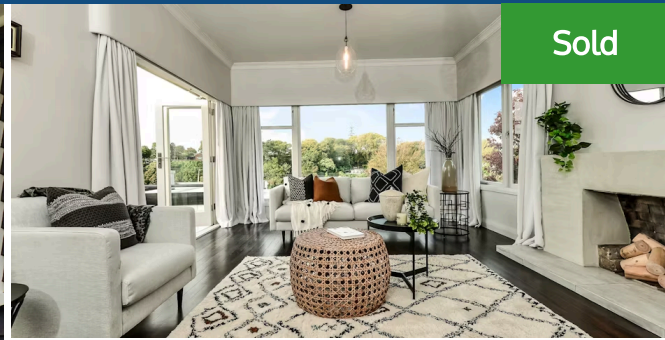




📍 75 Awatere Avenue, Beerscourt



The first home to be built in Awatere Ave is now on offer. This charming Beerscourt Bungalow sits gracefully atop of the hill overlooking Waikato River and the east bank. Good heritage paired with modern sensibility delivers a comfortable and laid-back lifestyle in this sought-after prime location, close to the CBD. Picture perfect river views and lush surrounds are framed by the windows of this quality 3-bedroom home. The trim kept landscape of the 746m² freehold site is apparent from every aspect. Natural light streams into the kitchen/dining room and bounces off the polished wood floors. Sunlight flows into the lounge through the patio doors off the front deck and BBQ area. Wooden joinery throughout the home adds crispness, warmth, and light, capturing an enviable backdrop and offers family functionality that suits today's lifestyles. Thoughtful design and quality fixtures continue through to the shared bathroom with its marble and stone finishes and bespoke vanity to serve the whole household. Downstairs reveals a large contemporary, multi-use room, currently used as a Yoga studio. This clever space also includes a bespoke wine cellar. Purpose-built to store, display or age any serious collection. The dual areas impart an overall calm vibe and are a fitting modern companion to the bungalow's original elements. The outdoor area with secluded spa is set amongst an inspiring landscape, complementary garden lighting and a patio of floating stairs. It provides for equally a grand party or intimate gathering. Easy access from the rear or bedroom French doors forms a cohesive link back inside. The restoration of this 1950's home is stunning yet feels simple and honest. Your soul will be soothed by the tranquillity and your heart stolen by its genuine charm.



Land area	746 m ²
Rates	\$3,330.85

