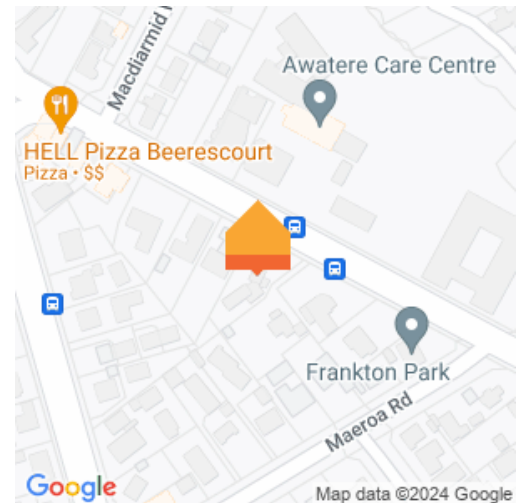


## 1343 Victoria Street, Beerscourt

Generous proportions and superb entertaining combine to create an extraordinary family home. Showcasing a stunning design and impressive architecture, ideally configured to meet the needs of growing families with a versatile layout in an ultra-private setting. Exceptionally designed with modern interiors, the large gourmet kitchen and living area has heated concrete flooring, surround sound and incredible indoor to outdoor entertaining through the large bi-folding doors. Multiple living zones across two levels providing space and separation for the whole family including the media room with a home theatre system and built in speakers. Upstairs the master bedroom is a parent retreat with a walk-in wardrobe, ensuite and 3rd living area with an office nook. 4 additional bedrooms and 2 luxurious bathrooms. The backyard is a private haven featuring a gas fireplace that creates a centre-piece for entertaining friends and family all year round. A water feature, lush level lawns and immaculate gardens complete the backyard positioned on a generous 1219sqm of land. Large double garage with space for a workshop or extra storage space, internal laundry and a home automation system is just some of the extra features to this home. With opportunity to subdivide the front section with plans available on request. Ideally placed with easy commute to the CBD, Te Rapa, Waikato River just steps away.



Land area	1219 m <sup>2</sup>
Floor size	366 m <sup>2</sup>
Rates	\$5,500.00



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