



45 Awatere Avenue, Beerscourt

This big Beerscourt residence comes with equally big potential. A dream family home in the making, it is ready for next-level living. Built in the 1960s and on the road to modern life with ceiling insulation, heat pump and fast-fibre broadband, the two-level abode is brimful of accommodation and has super-sized garaging to balance the space. A dominance of natural woods add lustre and depth to the interior. The formal entrance invites you into the first-level domain graced with a large living area, open plan kitchen and dining zone, and four bedrooms, which are served by a full bathroom containing a big vanity, shower and bath. Both the living and dining areas have deck access for an effortless indoor-outdoor lifestyle overlooking Beerscourt's restful leafy environs. Sliding doors between the dining and lounge allow these spaces to be shut off if needed. Downstairs reveals a further two bedrooms, including one with bathroom access and another that is currently dressed as a second living area. It, too, has bathroom access. The laundry is housed in the end-to-end four car garage. Typical of a home of this era, it has loads of storage and built-in cabinetry. Kids will enjoy having a backyard pool which is carved into the nature-loving 789sqm section. Awatere Avenue is a highly-regarded area running along the west bank of the Waikato River bordered by the popular walk/cycle way. Its location on the fringe of the CBD, its easy connection to main transport routes and peaceful vibe make it continually sought after. For further information or to view please call Melissa Wilton on 021 157 3459.



Land area	789 m ²
Floor size	311 m ²
Rateable value	\$860,000
Rates	\$4,194.00



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