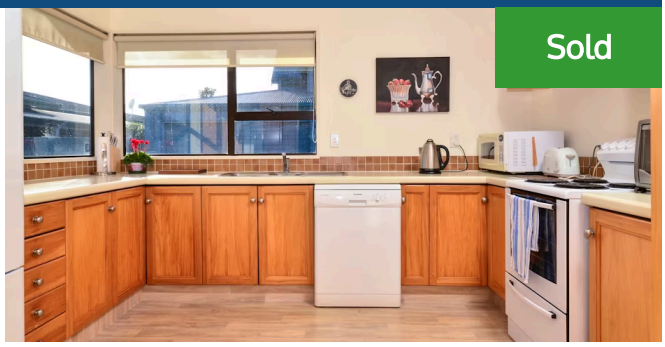
Lugtons

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3/100 Beerescourt Road, Beerescourt

2 1 2

In a superb central location, this well presented Beerescourt townhouse places you close to shopping hubs, river walks and cycle trails, the CBD and main transport routes. Tucked peacefully away down a long driveway and well hidden from the road, the brick home is an excellent lifestyle choice for down-sizers, retirees or professional couples. The emphasis on low maintenance living means leisure time can be maximised. There are no lawns to mow and the gardens require minimal up keep. Lightly lived in and supremely quiet, the easy-care brick townhouse provides a sunny welcome, enhanced by the comforts of duc ted gas heating and a heat pump. Step-down living embraces a spacious lounge, dining room and a rimu kitchen, which is flooded with light, has good pantry storage and a new stove. Dining and lounge both open to a courtyard for a relaxed indoor-outdoor lifestyle. Bedrooms also engage with a private sunny courtyard. The master has n ensuite and walk-in robe. There is a separate office and a spacious 1. 5 car garage which comfortably houses the laundry, storage units and work bench

Rateable value	$405,000
Rates	$2,678.49



Hot water is gas, cupboard storage is ample and the interior has been recently recarpeted. The back yard has intentionally been kept utilitarian for hassle-free living. Local shops at both Vercoe and Braid Road, as well as the proximity of Te Rapa Straight, provide great lifestyle convenience.



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