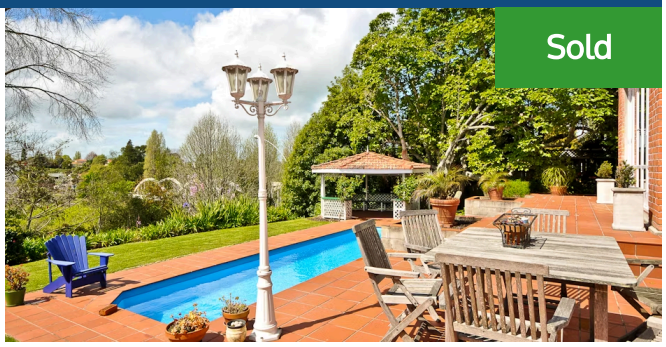
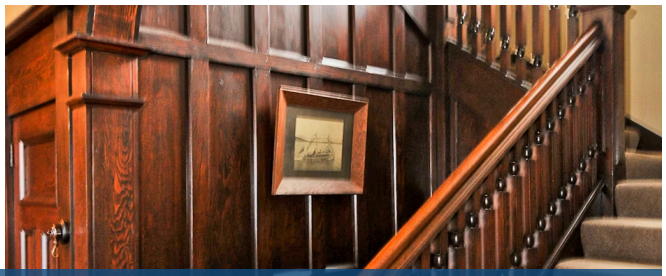
Lugtons

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8 Kotahi Avenue, Beerescourt

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. . . with modern living. Located in the tightly-held residential enclave of Kotahi Avenue, this undeniably appealing property is a home for all seasons. Discretely positioned to maximise privacy and take full advantage of the sun and river views, this stately home straddles two eras. It encapsulates the grace, elegance and craftsmanship of the 1920's while offering all the desired amenities for modern day living. The extensively remodelled residence retains its original features and period detailing including lead lights and stained glass, mullioned windows, rich wood panelling and fireplaces. When built in 1927 by a German timber merchant, no expense was spared in the construction. Premium materials, including oak, cedar, oregon pine, and matai floors, have stood the test of time. A major refurbishment several years ago involved the relocation and updating of the kitchen, modernisation of the bathrooms, and reconfiguration of the downstairs floor plan to provide an easy flow between the living areas. The two-storey residence spans (approx.) 371sqm and offers, on the ground floor, several casual and formal dining and lounge areas one of which opens to the paved outdoor patio and in-ground salt water pool setting, spacious granite bench-top kitchen with gas cooking, bathroom, laundry and an office. While upstairs features five large bedrooms and a tiled, well equipped bathroom. The master suite accesses two balconies, one of which looks out towards the Waikato River and invites you to sit and relax and watch the world go by. Garaging is double plus and good off-street parking is available also. Rich in history, this eye-catching home captures the romance of yesteryear. It is also in close proximity to the CBD, cafes and scenic river walks.

Land area	1272 m²
Floor size	316 m²
Rates	$7,630.00





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