



Sold



## 7 Partington Place, Beerescourt

All spruced up and move-in ready, this classic three bedroom brick home lies in a family-friendly cul-de-sac neighbourhood in the heart of Beerescourt. Refreshed interiors and new flooring, including carpet and vinyl, give a crisp modern look and allow you to settle in immediately without refurbishment work weighing on your mind. The home was re-roofed five years ago. Creature comforts include a woodburner, a heat pump and Smart Vent System that promotes better air quality and a healthier living environment for your family. Kitchen and dining are bright open plan, with a restful outlook over nature and streetscape. The bathroom has been upgraded. The home sits on a trim-kept 630m<sup>2</sup> freehold section designed for easy upkeep. There is garaging, a garden shed, planter boxes and fruit trees (including lemon, lime, orange and mandarin) and scope for outdoor entertaining and summer barbecues in the private courtyard. Beerescourt's wide tree-lined streets, boutique charm created by large character homes, and proximity to the CBD are major attractions of the area. Other key features include diverse school options, ease of commuting via Te Rapa Straight and river bank setting. Beerescourt is well supported by local shops, parks, public transport, and urban services including a library, making it a brilliant spot to raise a family.


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Land area	630 m <sup>2</sup>
Floor size	138 m <sup>2</sup>
Rateable value	\$425,000
Rates	\$3,049.00



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