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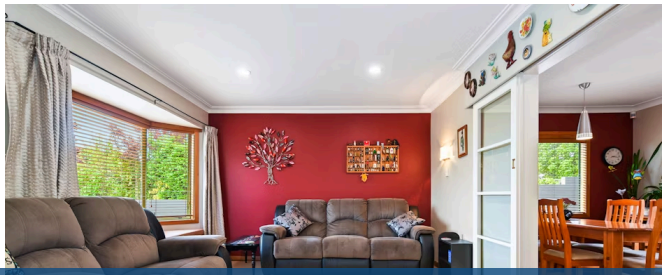

112 Beerescourt Road, Beerescourt

3 2 3

Deceptively spacious, this 1950s Beerescourt home has evolved with family living in mind. The home's generous layout presents a mix of room configurations, including two living zones flowing off a central kitchen. Three double bedrooms provide loads of personal space. The guest bedroom, with an en-suite, is peacefully positioned at the front of the home. The large master bedroom treats its occupants to an en-suite, a walk-in robe and deck access through to the in-built spa. Indoor-outdoor flow is smooth and the deck is a drawcard for summer living and entertaining. A previous extension to the home has cleverly enhanced its layout and living capacity in a perfect union of spaces and thoughtful retention of native timbers. The streamlined interior includes an office, a tidy laundry recess and a walk-in linen/airing cupboard. Heat pumps and DVS kept the home ambient through all seasons. Two double garages, oodles of parking and storage sheds are secured behind gates on the fully fenced property with veggie gardens at the rear. Location credentials are first-class. Braid Road and Beerescourt shops are handy, the CBD is close, and the neighbourhood connects with the river walk/cycle way and Te Rapa Straight. To download the property files please copy and paste this link into your browser: https://www. propertyfiles. co. nz/property/590880001

Land area	806 m²
Rates	$3,986.00