



2 Awatere Avenue, Beerscourt

Welcome to your dream home in one of Hamilton's most sought-after streets! Nestled in a prime location, this meticulously presented and maintained 1960s brick home boasts everything you've been searching for. Step inside to discover a spacious layout offering three bedrooms and two bathrooms. But that's just the beginning! Downstairs, a separate wing beckons with endless possibilities. Whether you're accommodating extended family, creating a teenager's haven, or establishing the perfect work-from-home space, this area has you covered. Complete with a large bedroom, bathroom, separate toilet, and an office, convenience and flexibility await. Car enthusiasts and DIY enthusiasts will rejoice at the fully carpeted double garage, featuring workshop areas that are a handyman's dream. The heart of the home is a modern kitchen, seamlessly integrated with dining and lounge areas, all flowing onto a covered deck/balcony overlooking the park. Imagine yourself hosting gatherings or simply relaxing in this perfect entertaining space. But wait, there's more! Outside, a separate studio awaits, offering endless opportunities for your imagination to run wild. Fully fenced and elevated, privacy is paramount, while the central ducted heating and three heat pumps ensure year-round comfort. Situated just minutes from Hamilton central, you'll enjoy easy access to amenities, while the nearby river walks and cycleways provide endless opportunities for outdoor enjoyment. With good off-street parking and the added bonus of being on a corner site, you'll appreciate the extra space and privacy that comes with having no neighbour on one side. Don't let this opportunity slip away! Call us today to schedule a private viewing or join us at one of our scheduled Open Homes. Your future awaits in this Hamilton haven!



Land area	739 m ²
Rates	\$4,751.00



Jan Barnett

☎ 07 838 3800

📱 022 164 7491

✉ jan.barnett@lugtons.co.nz