



97 Beerscourt Road, Beerscourt

In a hot spot location on a 918sqm corner section, this Beerscourt property gives a big shout out to land bankers and developers - and the reasons are clear, given its size and locality. A large, five-bedroom family home occupies the site where it makes good use of the north sun. It's not hard to find a warm, relaxing niche indoors or out. The open plan living and dining area flows seamlessly onto a covered patio for instant alfresco enjoyment and good freedom of movement. The other end of the home spills onto a wrap-around deck. The kitchen is equipped to cater for the crowds and lounge and informal living spaces provide convivial areas for family and guests to gather. Two bathrooms, and a separate laundry with a third toilet, ensure the home functions efficiently for a busy family. An externally accessed utility room adjoining the garage is a versatile space for an office, rumpus or studio. On the city fringe, just north of the CBD, leafy Beerscourt is one of Hamilton's favourite suburbs, sought for its links to the city, river, and transport routes. Milne Park and the river walk/cycle trail are close, and residents frequently use the trail for green commuting. New apartments, duplex developments and town houses have blended into established Beerscourt over recent years, and this property has potential to add to the burgeoning demand for modern, easy-care housing close to the inner city and river. Vendor may consider up to 12 months settlement date. For an information pack copy and paste the below link on your web browser

<https://www.propertyfiles.co.nz/property/656250003>

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Land area	918 m ²
Floor size	242 m ²
Rateable value	\$1,235,000
Rates	\$3,806.00



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