Lugtons

Your home is worth more with Lugton's





Sold



1/100 Beerescourt Road, Beerescourt

Our instructions are clear, auction day will be sale day. Situated in a sought after Hamilton location you'll find this well maintained and well presented brick townhouse featuring two large bedrooms, master bedroom with ensuite and walk in robe, and a third room ideally suited to a home office or guest bedroom. There's generous living and separate dining spaces beautifully position to capture the sun. The kitchen whilst in original condition has been extremely well looked after and the bathroom offers the luxury of either bathtub or shower. The interior has been decorated in a neutral colour scheme and compliments a wide range of furnishings and an internal access garage and separate laundry complete the picture perfectly. Other notable features include a DVS system, water filter, gas hot water, five smoke alarms, heat pump, heated towel rail and a panel wall heater for extra comfort. Outside it's all about easy care with a sunny paved patio off the main living and beautifully manicured gardens and lawn. Centrally located it's only a couple of minutes drive to the CBD or the Te Awa shopping mall. It's the ideal property for those looking to downsize and equally suited to investors and perhaps first home buyers and professional couples. Once again, our instructions are clear and the vendors want auction day to be sale day.

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Floor size	160 m²
Rateable value	$550,000
Rates	$2,892.66

