



## 115 Beerscourt Road, Beerscourt

This home greets you with modern well-appointed interiors, a low maintenance 429m<sup>2</sup> freehold section and a heart-of-Beerscourt address. It is an easy nest to step into and immediately enjoy. Tasteful refurbishment and upgrades have rejuvenated this 1960s classic brick home, which sits behind automated gates on a tidy parcel of land with off-street parking, double garaging and full fencing to give peace of mind to pet owners and parents of young children. A large entertainment deck provides a sun-dappled venue for alfresco summer living. Indoors presents three bedrooms, an on trend bathroom, separate laundry and handy two toilets. The remodelled kitchen overlooks the meals and family area, which spreads over gleaming timber flooring. An intimate carpeted lounge opens off this zone. There is the convenience of gas cooking and gas infinity hot water, and comforts afforded by a heat pump and three ceiling fans. The home is insulated top and bottom, has some LED lights with dimmers, and fibre broadband. Power is available in the garage. The enviably sited property is close to local shops, St Andrews Library and river walks. The area is well serviced by public transport and handy to the CBD and Te Rapa. Beerscourt is a suburb favoured for its leafy streets, established neighbourhoods, lifestyle convenience and river aspect. This low-upkeep property is very appealing to a young family wanting to get a foothold in St Andrews. It is also well suited to investors and downsizers. Please call Melissa Wilton on 021 157 3459 to view today.



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|------------|--------------------|
| Land area  | 430 m <sup>2</sup> |
| Floor size | 140 m <sup>2</sup> |
| Rates      | \$2,685.41         |



**Melissa Wilton**

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