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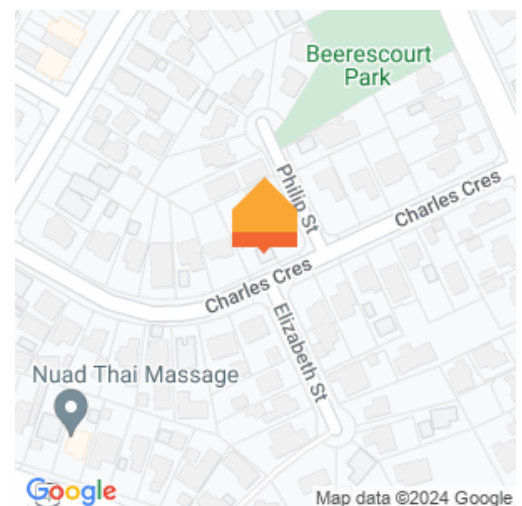


## 12 Charles Crescent, Beerscourt

Discover the epitome of ambience in the meticulously renovated spacious three-bedroom home. Nestled in the popular Beerscourt locale this home exudes a timeless charm blessed with character features including polished timber floors and large light filled feature windows. In the heart of the house boasts a stylish near new kitchen and dining areas plus a space to relax and unwind. The freshly tiled modern bathroom and two toilets seamlessly blend luxury and convenience. The allure continues outside with a private oasis including indoor fireplace, a perfect setting for entertaining all-year-round. Elevated on an established 837sqm landscaped section with basement garaging and plenty of off-street parking. Another drawcard is the 2014 contemporary separate one-bedroom unit perfect for parents /teenagers or an Air BnB opportunity. Built for privacy with all the modern conveniences including a large deck and awning for outdoor entertaining. With its proximity to river walks, parks and easy access to the city and northern amenities this home presents not just a home but a lifestyle to be embraced. Contact myself or the team for an exclusive viewing and make this exquisite and unique Beerscourt residence yours. To access property files, download the link to your browser: <https://www.terryryan.co.nz/>.

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  3
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Land area	837 m <sup>2</sup>
Floor size	199 m <sup>2</sup>
Rateable value	\$1,150,000
Rates	\$4,433.49




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