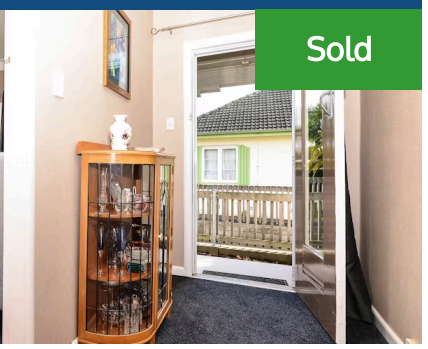
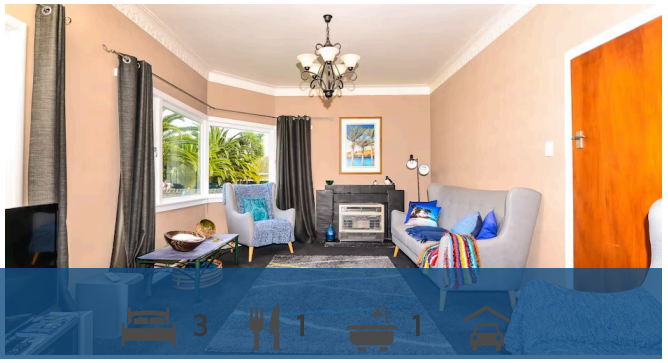
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Beerescourt Beauty

14 Macdiarmid Road, Beerescourt

This three bedroom rough-cast classic certainly adds to the suburb's distinctive period character and displays pride of ownership. The home is brought to market in very tidy condition, full of comfort and with on trend decor. Built in the 1950s, it has good kerbside presence and sits neatly on a small, well-planted section in a neighbourhood that offers easy access to local shops, river walks and main transport routes. High stud interiors enhance the feeling of light and space. The afternoon sun streams into the lounge and bedrooms to create an environment that is enticingly warm and inviting. A living flame gas fire boosts heat levels when needed. Open plan dining and kitchen is a cohesive light-filled zone easing outdoors to a private rear deck that captures a leafy gully outlook. The kitchen is a highly functional space with a Baumatic oven and sliding windows over the bench, which are extremely handy when alfresco entertaining. There is a separate laundry and second toilet in the utility area. All bedrooms are roomy doubles. The master opens to a private balcony and has semi ensuite access to the modern, well-appointed bathroom. Ceiling and floor insulation, as well as a damp guard ground vapour barrier, protect the home from moisture and heat loss. There is some double glazing. The gardens receive the full benefit of the sun and flourish as a result of the warm micro climate. The property lies in the heart of perennially popular Beerescourt, a suburb sought after for its proximity to the CBD, lifestyle attractions, and general all-round convenience.

Land area	447 m²
Floor size	139 m²
Rateable value	$450,000
Rates	$2,654.00





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