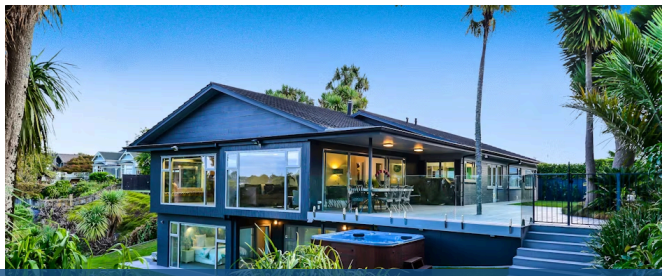
Lugtons

Your home is worth more with Lugton's





# 148 Beerescourt Road, Beerescourt

5 3 3 1

Your spacious family home nests happily on a 1706sqm private section where it gazes over nature's spectacular seasonal colours and the Waikato River. Abundant solar gain and an excellent gas heating system keep your lightly lived in interior warm and toasty. A generous 369sqm design provides options for older children, elderly parents, or overnight guests via a well-configured spread of bedrooms and bathrooms. Your home seamlessly unfolds to extensive decking, a swimming pool and picturesque landscaping, all of which entice you outdoors, encourage a relaxed lifestyle and present great entertaining opportunities. Built in the 1970s and launched into modern life through tasteful refurbishment, your painted brick home speaks volumes for style and comfort. Bathrooms and kitchen are on-trend and living areas frame glorious views. Your office nook enjoys a sunny outlook. There is plentiful storage throughout, gas infinity hot water, garaging for three vehicles and good off-street parking. Neighbours are well screened. You're moments from the river trail and can cycle into the heart of town in a short time. The CBD and The Base are an approximate eight-minute drive. Beerescourt is renowned for its central convenience, trendy cafes, and peaceful river aspect.

| | |
|---|---|
| **Land area** | 1706 m² |
| **Floor size** | 369 m² |
| **Rates** | $7,395.40 |







## Wei Sen Chow

07 838 3800
027 455 4477
weisen.chow@lugtons.co.nz
https://www.weisenchow.co.nz/





## Richard Hartles

07 838 3800
027 3693 001
richard.hartles@lugtons.co.nz
https://www.weisenchow.co.nz/