7 VERCOE ROAD, BEERESCOURT, HAMILTON, WAIKATO 3200









SOLD

BEAUTY IN BEERESCOURT - NEW YEAR, NEW PROPERTY

Step into this charming 2-bedroom home on Vercoe Road, perfectly positioned in the popular suburb of Beerescourt. This house offers character and comfortable living in one of Hamilton's most accessible locations, ideal for first home buyers, downsizers, or savvy investors seeking a solid addition to their portfolio.

With a great layout, with high ceilings, a mixture of wooden, tiles floors and carpet throughout the property. A modern kitchen with stone bench tops and breakfast bar makes the best use of the space. A heatpump and double glazing completes the picture. Featuring two comfortable bedrooms and a well-appointed bathroom. The functional floor plan creates a welcoming atmosphere that's perfect for relaxed living or entertaining guests in style.

Good sized section with off street parking and single garage with power.

- Convenient access to State Highway 1 for easy commuting
- Close proximity to local shops, The Base Shopping Centre and Te Rapa Straight retail strip
- Quick access to Hamilton's CBD and major transport routes

Families will appreciate the proximity to Vardon School, a well-regarded primary school that has been serving the community since 1956, making this an ideal choice for those with school-aged children.

There will be some hot competition on this property, don't miss this chance to make 7 Vercoe Road your new home in the new year.

Call Gavin now for your private viewing and to draw up your offer.

LM Realty is here to do business with all agents and their buyers, talk to us for more details.

*Note: Specified floor and land area sizes have been sourced from Property Guru and/or LINZ. We recommend you seek your own independent legal advice.

2 BED | 1 BATH | 1 CAR

PRICE:
$575,000

OPEN FOR INSPECTION:
N/A



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Drawings are approximate and for illustration purposes only. We take no responsibility for omissions and errors.
All dimensions are measured internally and floor areas reflect this. Measurements should be verified and the buyer to complete their own due diligence.

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

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