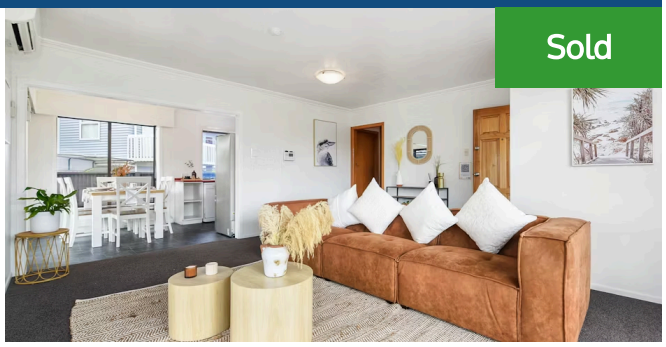
Lugtons

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41 Mears Road, St Andrews

A freshly painted exterior gives peace of mind to new owners of this well located home in the heart of St Andrews. A family can move in and enjoy the benefits of four bedrooms, a social open plan environment, a wrap-around deck for seamless indoor-outdoor living, and the bonus of a detached rumpus room. Adults can relax inside while kids enjoy their own space, rain, hail or shine. Gas, fibre, 2 heat pumps and separate laundry add to the everyday ease of this practical home. A shower, bath and vanity feature in the bathroom. The section is groomed and the greenhouse and established gardens encourage homeowners to cultivate their own produce. There's a double garage at the end of the driveway and room for play equipment in the backyard. Parks, cafes and shops are handy, and Te Rapa businesses are close. The area is sought for its lifestyle aspects, schools, and all-round convenience. To download the property files, please copy and paste the following link into your browser: https://www.propertyfiles. co. nz/property/41mearsroad

4 1 1

Land area	639 m²
Floor size	172 m²
Rateable value	$485,000
Rates	$2,885.29





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